

**12 Milton Avenue**  
**Rustington, West Sussex BN16 2PP**  
**£425,000 - Freehold**

**Glyn-Jones**



Total Area: 1362 ft<sup>2</sup> ... 126.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026



**A desirable 1930s built family house, with accommodation over 3 floors, providing 4 good sized bedrooms and 2 bathrooms. Conveniently located on the favoured Poets Corner Estate, close to Rustington Village centre.**

A deceptively spacious terrace house offering bright and spacious well-planned accommodation with the benefit of a substantial loft conversion. The property is offered for sale in good order having recently been redecorated throughout.

The accommodation comprises, on the ground floor; entrance hall, sitting room, separate dining room opening to the kitchen, and conservatory with ground floor cloakroom. On the first floor; three bedrooms and a refurbished bathroom, and on the second floor; main bedroom with contemporary ensuite shower room. Externally there is an attractive private west facing rear garden of approximately 60' in length.

Particular features include; uPVC double glazing throughout (leaded lights to the front), gas fired central heating and off road parking for two vehicles.

Viewing is highly recommended.

Council Tax Band – D Energy Efficiency Rating – C (71)

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At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
 01903 770095  
 rustington@glyn-jones.com

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## 12 Milton Avenue, Rustington, West Sussex BN16 2PP



### Outside –

There is a relatively low maintenance, west facing, rear garden of approximately 60' in length, mainly laid to lawn and all enclosed by tall timber panel fencing. Adjacent to the property is a small west facing patio.

### Off Road Parking –

To the front of the house is a block paved driveway with dropped kerb and off road parking for at least two vehicles.

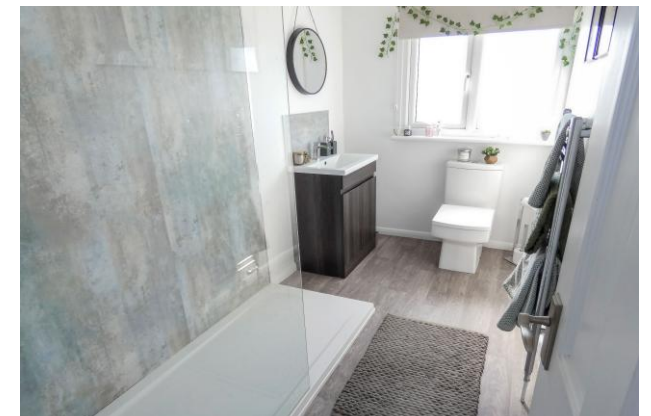
### Location –

Milton Avenue is a popular residential road forming part of the Poets Corner estate.

Rustington village can be found less than a half mile away and offers comprehensive services, including library, churches, doctors and dentists surgeries. The village enjoys a wide range of shops, including Waitrose and many specialist independent retailers.

There is a good choice of local schools nearby and a wide range of amenities and leisure facilities close to hand, with Littlehampton Wave Swimming and Sports Centre approx. one mile in distance.

Angmering mainline railway with regular commuter trains to London can be found within 1.7 miles



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