



Total Approx.Floor Area 593 ft² ... 55.1 m²

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax Band: C
Energy Efficiency Rating: C



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

**7 Milton Close, Rustington,
West Sussex, BN16 2PN**
£385,000 (Freehold)

Glyn-Jones



Introducing this extended and significantly refurbished semi-detached bungalow to the market, delightfully position within a small cul-de-sac located in the popular Poets Corner area of Rustington.

The accommodation offers a degree of versatility but is currently configured with; two double bedrooms; an outstanding kitchen/living room incorporating a stylish range of fitted units, large 'pantry' style cupboard, and a roof lantern; separate study; and a contemporary bathroom.

A further attribute is the generous rear garden boasting an abundance of plants, bushes, and trees, along with a timber shed and a sizeable, paved patio. There is also potential access from a service lane beyond the rear boundary.

Notable added benefits include; off-road parking to the front; gas central heating; double glazing; a replacement roof in 2022; and contemporary floor coverings throughout.



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The situation of the property enables easy access to many useful local amenities, such as; Westcourt Medical Centre; Mewsbrook Park, and Littlehampton Wave leisure centre (all within an approximate 0.5-mile radius).

Public transport links are also conveniently close by, with the 701-bus service operating along nearby The Street, and two mainline railway stations (Angmering and Littlehampton) found within an equivalent distance of 2-miles, both of which provide a regular service to London Victoria, via Gatwick.

Rustington is centrally situated on the scenic West Sussex Coast, almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the neighbouring towns of Bognor Regis and Worthing.



“ ... an outstanding kitchen/living room incorporating a stylish range of fitted units, large 'pantry' style cupboard, and a roof lantern ... ”