



Total Area: 1312 ft<sup>2</sup> ... 121.9 m<sup>2</sup> (Includes Garage)

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 Jlm 2025

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC Rating:** D



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



Rustington Office  
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**48 Milton Avenue, Rustington, West  
Sussex, BN16 2PW**  
**£425,000 (Freehold)**

**Glyn-Jones**



Introducing this extended semi-detached chalet bungalow occupying a popular road on the sought after 'Poets' Estate.

This well-maintained property boasts three bedrooms, two bathrooms, and a garage, providing ample space for comfortable living. The interior features a cosy lounge with a delightful bay window, a modern refitted kitchen opening into a separate dining room, and a ground floor double bedroom with a refitted bathroom/w.c. Upstairs, are two further bedrooms with built in wardrobes and a separate shower room/w.c.

Outside, the enclosed well maintained rear garden benefits from a favoured westerly aspect, mostly laid to lawn with potting shed, timber garden shed and useful gated side access. The property also offers a detached garage with electric up over door, light and power, accessed via a rear service road. In addition the property benefits from gas central heating, double glazing, and no onward chain.



At an Average rating of

4.9/5 ★★★★★



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Poets Corner is conveniently located within an equivalent distance to both the village centre and seafront (both approx. 0.5 miles), as well as many other important local amenities including Westcourt Medical Centre, Mewsbrook Park, and Littlehampton Wave leisure centre.

Furthermore, public transport links are close to hand, with the renowned 700 bus route operating along nearby North Lane and The Street, and two mainline railway stations - Angmering and Littlehampton - found within an approximate 2-mile radius.

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



 *extended and well-planned accommodation throughout.*

