

**3 Willow Avenue, Ruston Park,  
Rustington, BN16 2AE  
£625,000 (Freehold)**



Total Area: 1181 ft<sup>2</sup> ... 109.7 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 1st Image 2026

**Council Tax Band: E**  
**Energy Efficiency Rating: D**  
**Tenure: Freehold**

WITH OVER...



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  
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**Pleasantly situated within the highly regarded Ruston Park is this attractive detached bungalow, which we are now delighted to offer for sale with the notable benefit of NO FORWARD CHAIN.**

Briefly described, the spacious accommodation comprises; two double bedrooms, the larger of which benefits from an en suite shower room; a generous dual aspect lounge/dining room; fitted kitchen; conservatory; and an independent shower room with modern suite.

A particular feature of the property is its SOUTH FACING REAR GARDEN; laid to a combination of shingle and paving, as well as boasting an array of well-stocked borders and beds.

Additional attributes include an integral garage with electric 'up & over' door; a sweeping block paved driveway enabling off-road parking; gas central heating; 'Georgian' style double glazing; and a sizeable loft space with fitted ladder.



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£625,000



Ruston Park is conveniently situated for access to Rustington's picturesque seafront/greensward (approx. 0.5 miles), together with its comprehensive village centre that encompasses a vast range of shops, cafes, and restaurants (approx. 1-mile).

Many other useful amenities, including two doctor's surgeries, Station Parade shops, and 'Georgian Gardens CP school, can be found within an approximate 0.5-mile radius, whilst public transport connections are also located nearby, with several bus routes operating along Station Road, plus Angmering mainline railway station, which is situated within 0.75-mile.



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WITH OVER... **500** COMPANY REVIEWS

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