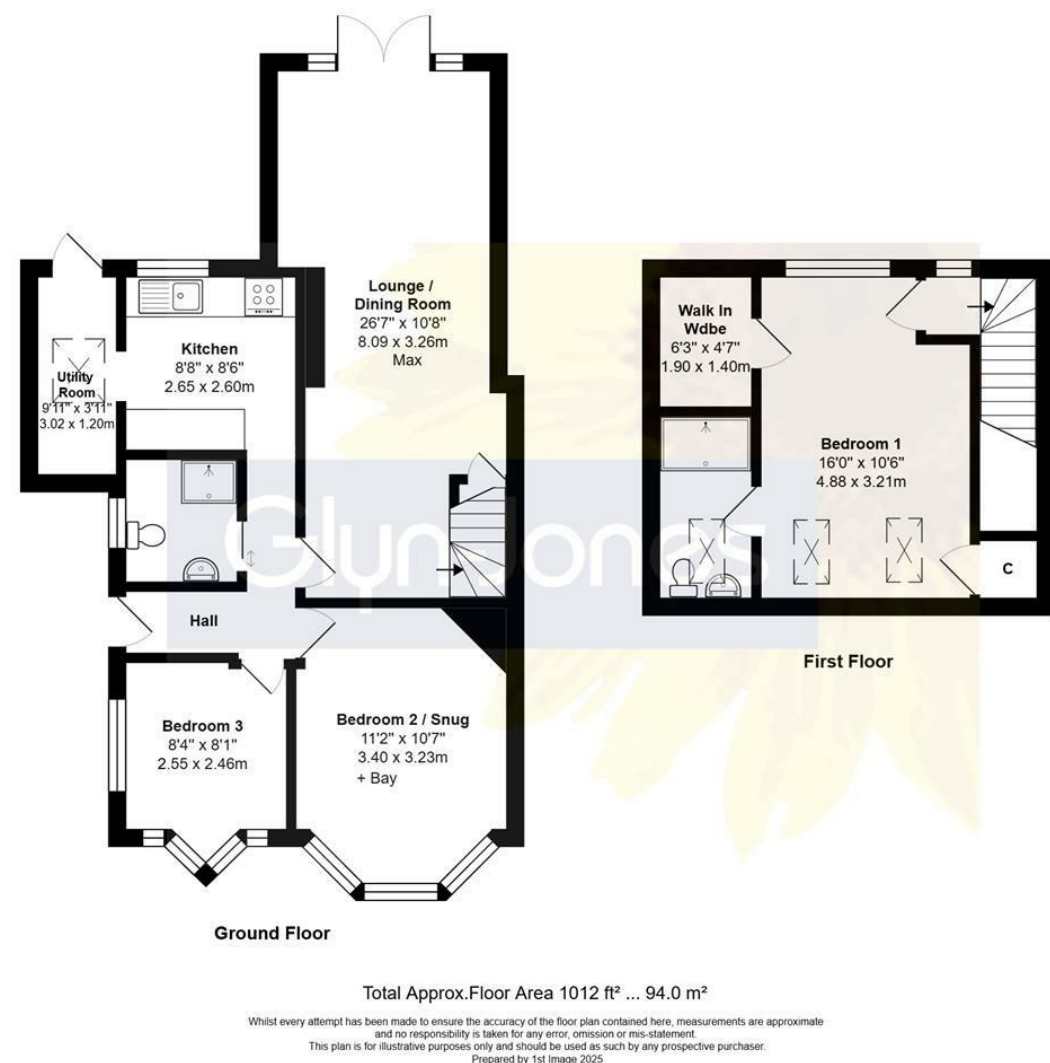


54 Chaucer Avenue, Rustington BN16 2PG

Price Guide £525,000 - Freehold

Glyn-Jones



TENURE - Freehold

Council Tax Band: C
Energy Performance Rating:

AGENT'S 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.

WITH OVER...



Glyn-Jones & Company
Rustington Office Sales
01903 770095
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- Beautifully Presented Chalet Bungalow situated on the popular 'Poets Estate'
- Two/Three Bedrooms (Impressive Top floor Lounge/Dining Room Overlooking Rear Garden Bedroom Suite With Ensuite & Walk In Wardrobe)
- Refitted Kitchen & Utility Area
- West Facing Rear Garden
- Gas Heating, Double Glazing
- Ground Floor Shower Room/W.C
- Off Road Parking
- Viewing Recommended

Favourably situated on a popular road within the desirable Poets Estate, this recently extended and modernised chalet bungalow offers superbly presented, versatile living space ideal for a wide range of buyers. Finished to an excellent standard throughout, the property boasts stylish interiors complemented by thoughtful improvements carried out by the current owners. Accommodation is impressively flexible, offering two/three bedrooms to suit modern lifestyles. The spacious lounge and dining area, featuring double doors that open out to the attractive rear garden, provides the perfect space for both relaxation and entertaining. The modern refitted kitchen, equipped with classic shaker-style units and luxurious granite work surfaces, seamlessly connects to a practical utility area. There are two beautifully appointed shower rooms, including an en-suite to the impressive top-floor main bedroom—which also benefits from a walk-in wardrobe. On the ground floor, two generous bedrooms provide ample options, with one currently arranged as a cosy second lounge or snug. Additional highlights include gas central heating, double glazing, Karndean wood effect flooring and new internal doors throughout. Outside, the property enjoys a private driveway with parking for two cars, as well as a low maintenance, enclosed rear garden benefitting from a favoured westerly aspect featuring paved patios, artificial lawn, mature borders, and a substantial timber shed. Rear vehicular access leaves scope to add a garage if desired (stp).

Poets Corner is conveniently located for ease of access to both the village centre (approx. 0.5miles) and seafront (approx. 0.25 miles), plus many other important local amenities including; Westcourt Medical Centre; Mewbrook Park; Littlehampton Wave leisure centre; and a useful local bus service that operates along nearby Holmes Lane. Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of



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