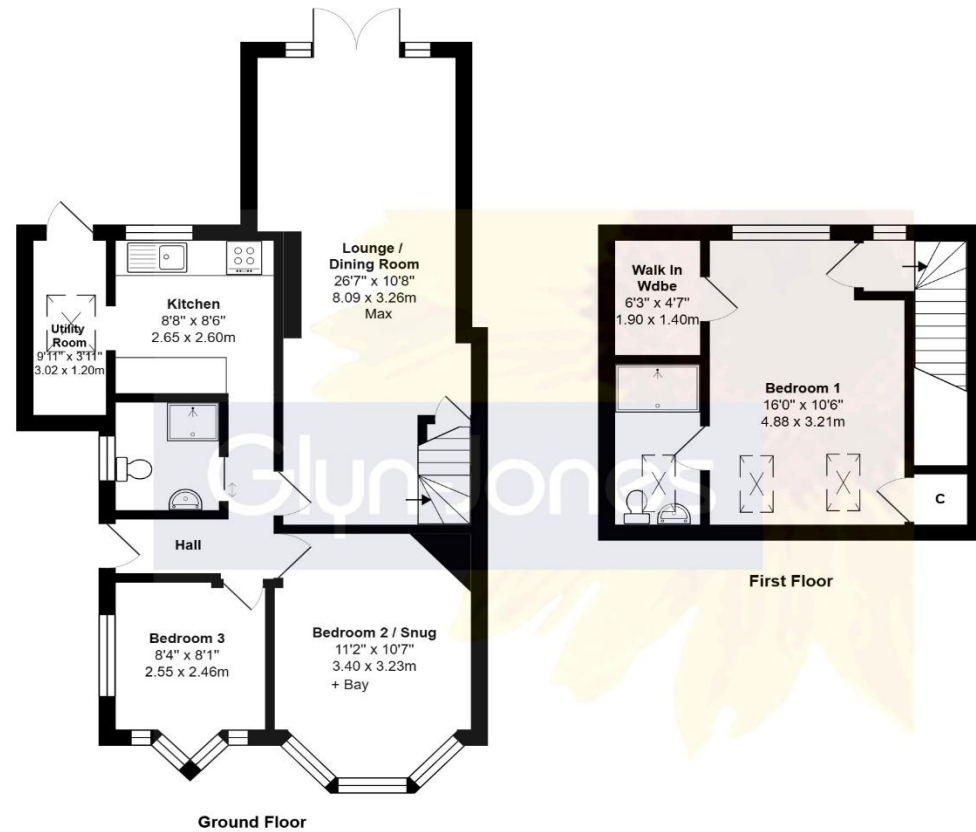


Glyn-Jones

54 Chaucer Avenue, Rustington,
West Sussex, BN16 2PG
£510,000 Guide Price



Total Approx. Floor Area 1012 ft² ... 94.0 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.

Energy Efficiency Rating: C 75
Council Tax: C

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

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.



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).

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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01903 770095
www.glyn-jones.com

54 Chaucer Avenue, Rustington, West Sussex BN16 2PG
£510,000 Guide Price



Generous accommodation, beautifully presented throughout



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; Mewsbrook 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 the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing. Furthermore, two mainline railway stations located at Angmering and Littlehampton can be found within an equivalent distance of 2 mile, both of which provide a regular service to London Victoria, via Gatwick.

