



13 Milton Avenue, Rustington BN16 2PP  
**£399,950 Freehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- Popular 1930's House
- 3 Bedrooms
- 2 Reception Rooms
- Good Size Garden
- Covered Patio
- Double Glazing
- Vacant Possession
- Scope for Improvement
- EPC Rating 'D'

A popular older style house built in the 1930's and situated in the Poets area and being within easy reach of the seafront and Rustington Village Centre. There are three bedrooms, two separate reception rooms and a good size rear garden with a large covered patio area, storage cupboard and outside wc. The property would benefit from some modernisation and is offered for sale with vacant possession.

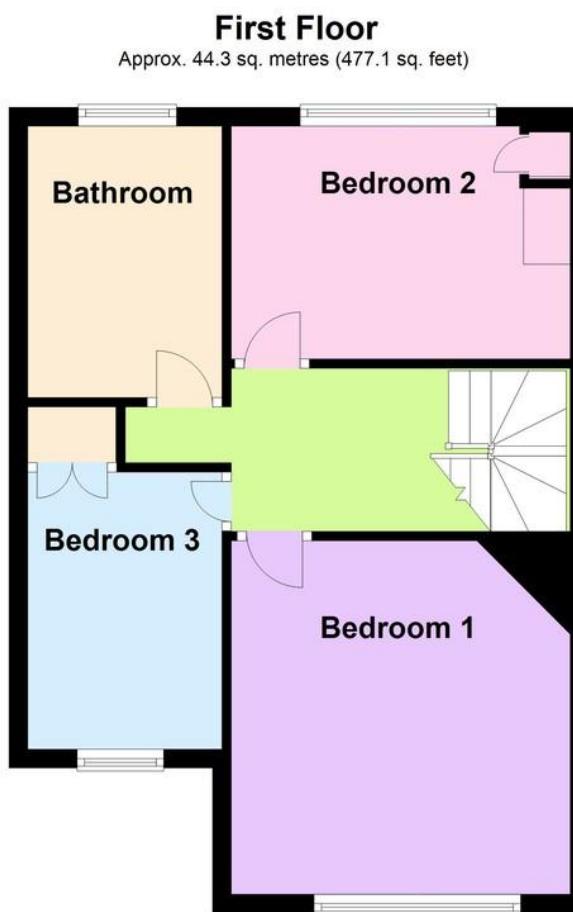
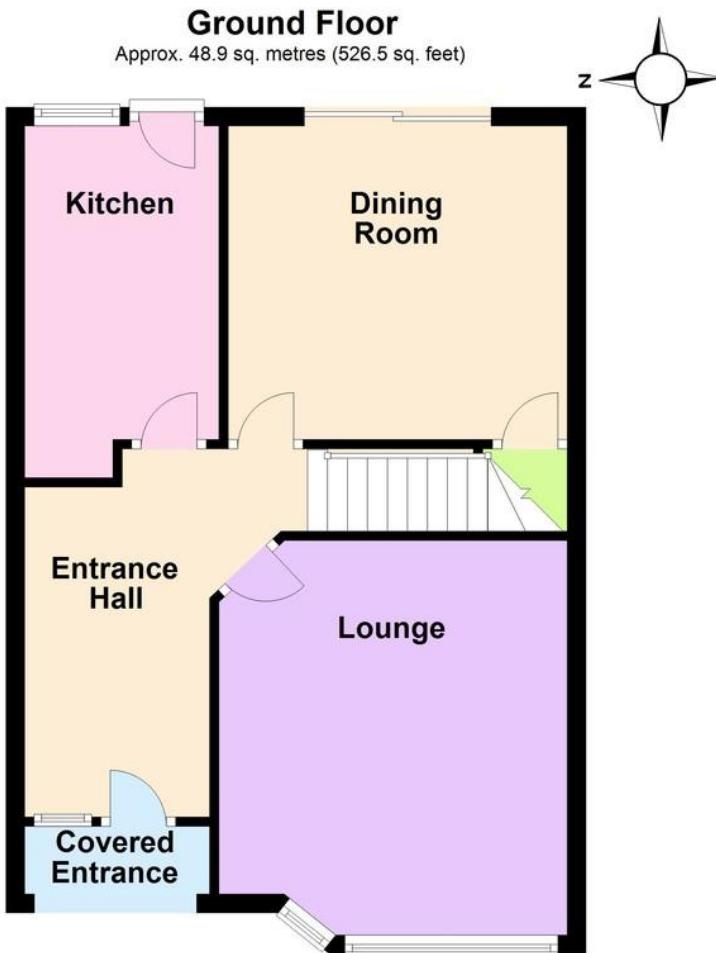
The accommodation in brief comprises:- Covered entrance, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom/WC.

Milton Avenue can be found off Henry Avenue which in turn is approached via The Street which leads into Rustington's shopping centre.

We would inform any prospective purchasers that the heating system has been shut down and is no longer working.

Council Tax Band: - 'D'





Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

## COVERED ENTRANCE

### ENTRANCE HALL

#### LOUNGE

13' 10" x 12' (4.22m x 3.66m)

#### DINING ROOM

11' 11" x 11' (3.63m x 3.35m)

#### KITCHEN

12' 4" x 6' 10" (3.76m x 2.08m)

### FIRST FLOOR LANDING

#### BEDROOM 1

11' 10" x 11' 7" (3.61m x 3.53m)

#### BEDROOM 2

11' 10" x 8' 2" (3.61m x 2.49m)

#### BEDROOM 3

9' 8" x 6' 11" (2.95m x 2.11m)

### BATHROOM/WC

### GARDENS TO FRONT & REAR



