



65 Milton Avenue, Rustington BN16 2PJ
£450,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 3 Bedrooms
- Good Size Corner Plot
- Gas Central Heating
- Popular 'Poets Corner' Area
- Viewing Recommended
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'D'

A three bedroom detached bungalow on a corner plot with private drive and parking to a garage.

In brief the accommodation comprises: - Entrance hall, double aspect lounge, conservatory, three bedrooms, kitchen and shower room/WC. Outside the property is situated on a corner plot with established gardens and private drive that provides off road parking and accesses the garage.

Features include: - gas central heating, double glazing and space to park a caravan/motorhome.

* Vendor Suited *

The property is very pleasantly situated in a popular residential area known locally as 'Poets Estate' and is just to the south-west of Rustington village centre. Milton Avenue runs between Henry Avenue and Holmes Lane.



Approx. 112.7 sq. metres (1213.4 sq. feet)



Total area: approx. 112.7 sq. metres (1213.4 sq. feet)

ENTRANCE HALL

LOUNGE/DINING ROOM

23' 1" x 12' 2" (7.04m x 3.71m)

CONSERVATORY

10' 10" x 7' 10" (3.3m x 2.39m)

KITCHEN

15' 4" x 8' 7" (4.67m x 2.62m)

BEDROOM 1

12' 1" x 12' 1" (3.68m x 3.68m)

BEDROOM 2

10' 11" x 10' 1" (3.33m x 3.07m)

BEDROOM 3

10' 8" x 6' 10" (3.25m x 2.08m)

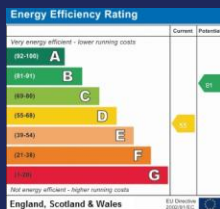
SHOWER ROOM/WC

PRIVATE DRIVE

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m)

ESTABLISHED GARDENS



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