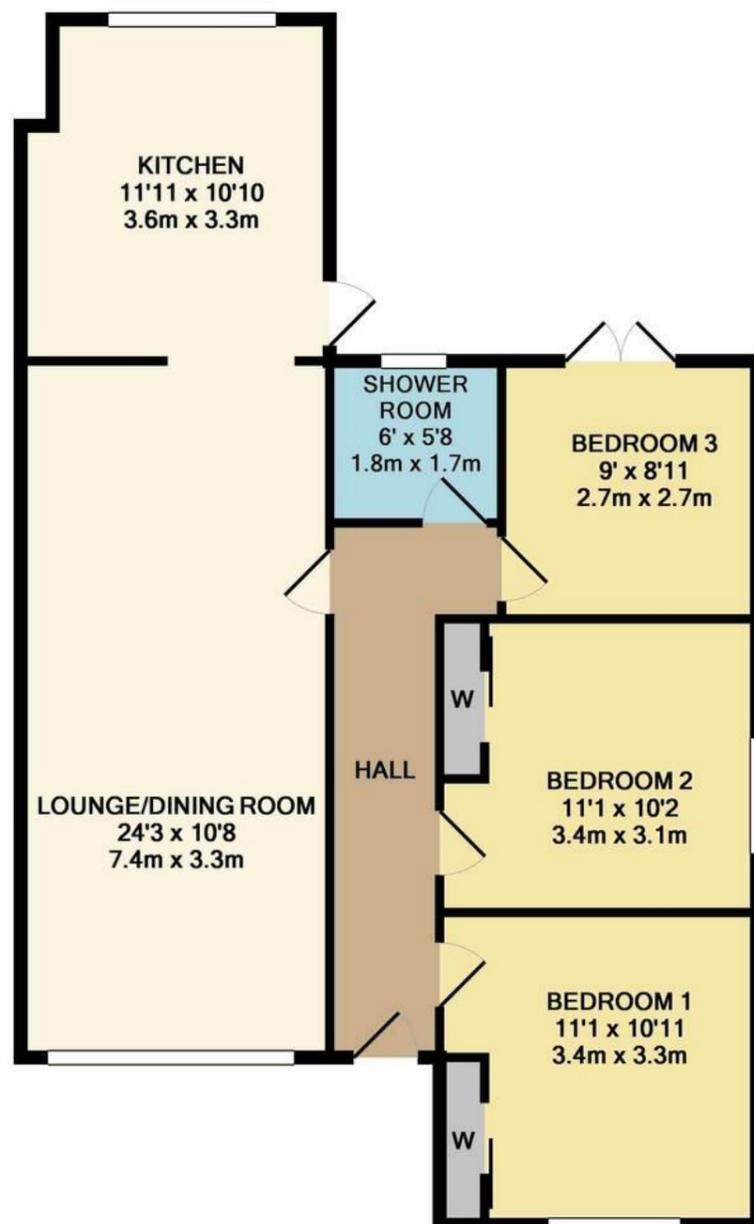


5 Brookside Avenue, Rustington,
BN16 3LF
£375,000



TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Glyn-Jones

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Council
Energy

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.



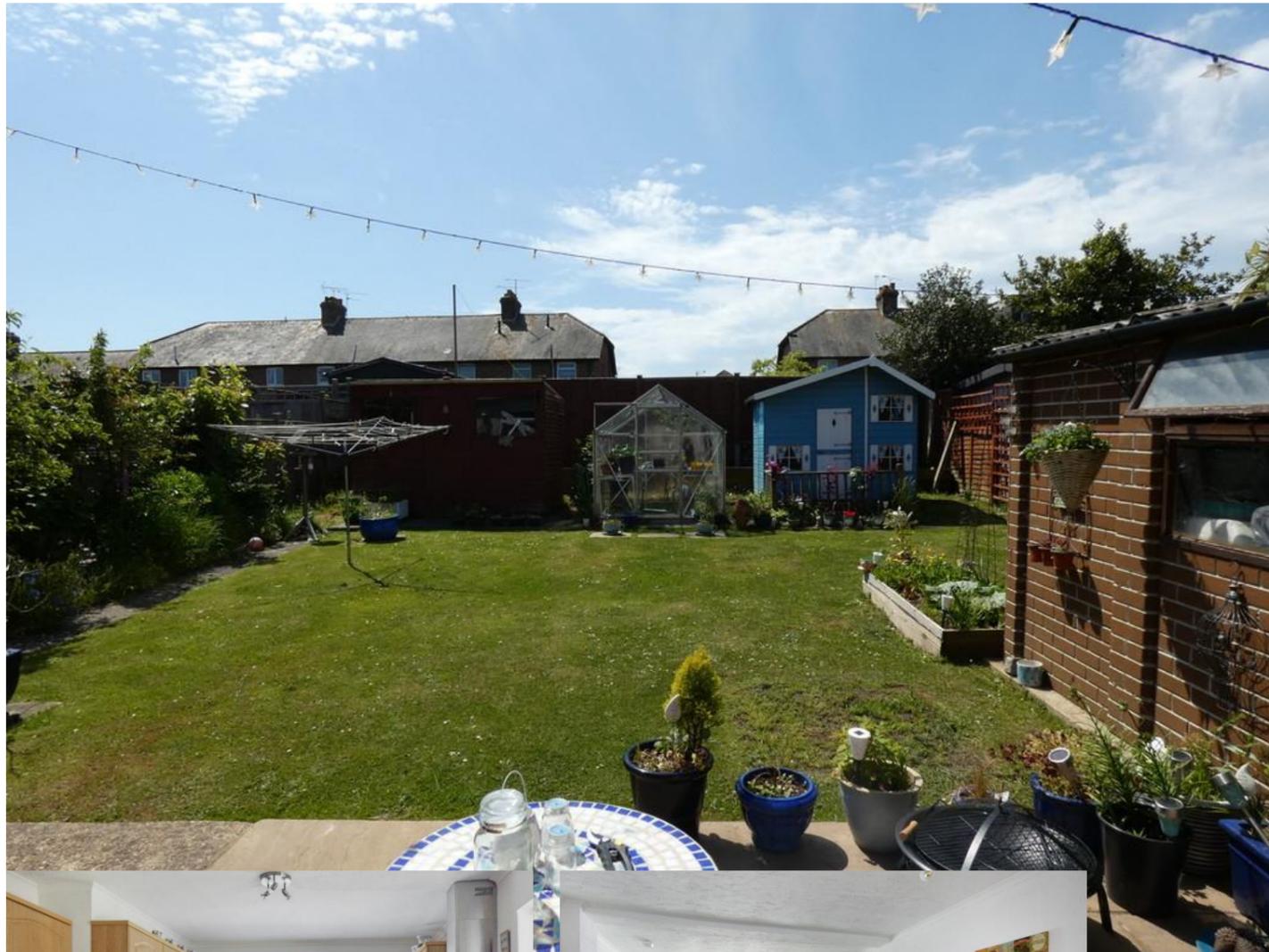
An opportunity to purchase a well maintained extended semi-detached bungalow located on the outskirts of Rustington village centre.

The property offers a welcoming entrance hall leading to a spacious lounge/dining room, modern refitted kitchen overlooking the rear garden. There are two double bedrooms both with fitted wardrobes and a third bedroom with patio doors which would be ideal as a sun room or study. There is also a modern shower room/WC.

The rear garden is a particular feature offering a southerly aspect, being laid mainly to lawn with a paved patio area, timber shed, green house and summer house. There is also a private driveway providing off road parking for several cars that leads to a detached garage.

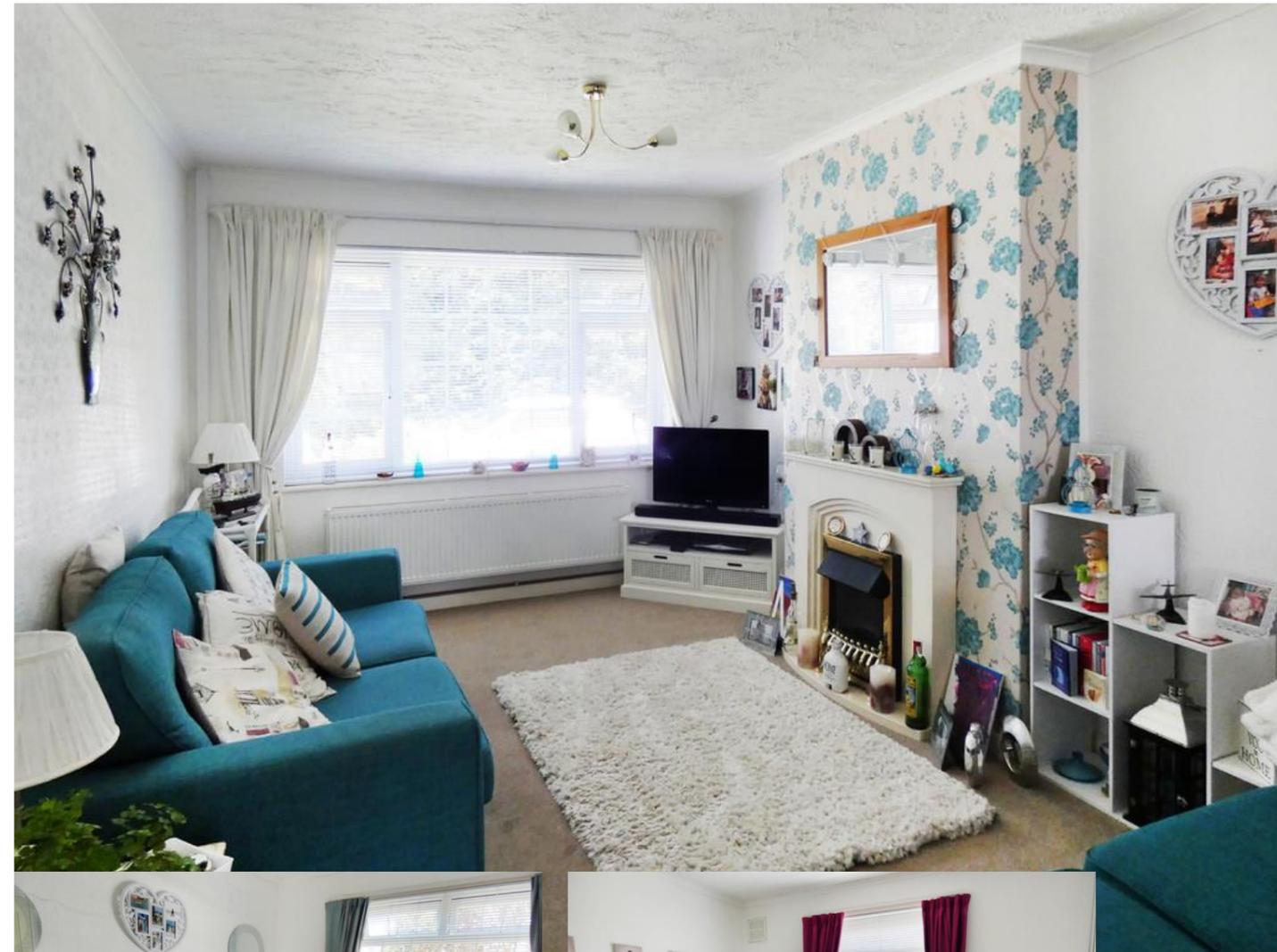
Brookside Avenue, Rustington, BN16 3LF

£375,000



The convenient situation of the property is an appealing benefit, being within approximately 1 mile of Rustington's comprehensive shopping parade and many other important local amenities including three infant/primary schools, Westcourt Medical Centre and several bus routes.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick.



 *Feature south facing rear garden*

