



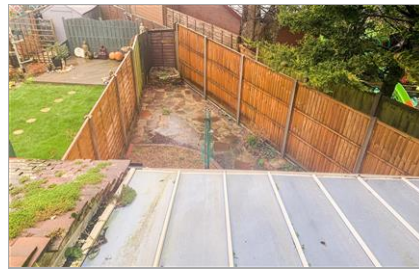
Price
£349,950

Freehold

3x  1x  3x 

**Milton Avenue,
Rustington, West
Sussex, BN16**

cubitt&west
Helping you move forwards



Main features

- **Extended home on sought after Poets Estate**
- **Some modernisation required (subject to planning consents)**
- **Walking distance to Rustington Village & seafront**
- **Good schools for all ages nearby**
- **No ongoing chain**



Nearest Schools

Primary Schools: Rustington Community Primary 0.4 miles, Summerlea Community Primary 0.8 miles

Secondary Schools: Littlehampton Academy 1.1 miles, The Angmering School, 2.2 miles



Transport Information

Train Stations: Littlehampton 1.6 miles, Angmering 1.8 miles, Arundel 4.2 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 14'4 x 11'9 (4.37m x 3.58m)

Dining Room: 12'0 x 10'9 (3.66m x 3.28m)

Conservatory

Family Room: 11'8 x 9'8 (3.56m x 2.95m)

Kitchen: 12'6 maximum x 11'6 maximum (3.81m x 3.51m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11'6 (3.58m x 3.51m)

Bedroom 2: 10'2 x 8'1 (3.10m x 2.47m)

Bedroom 3: 10'5 x 6'9 (3.18m x 2.06m)

Bathroom

SECOND FLOOR

Loft Room

OUTSIDE

Front Garden

Side Garden

Rear Garden

Driveway

Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

