



**Price**  
**£395,000**

**Freehold**

3x  1x  2x 

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

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Good size family home within walking distance to village
- Larger than average rear garden
- Close to good schools for all ages
- Short stroll to amenities & 700 bus route
- Close to award winning Mewsbrook Park ideal for children to enjoy and play

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'6 x 11'9 (4.42m x 3.58m)

Dining Room: 12'0 x 11'0 (3.66m x 3.36m)

Kitchen: 10'9 x 6'9 (3.28m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11'5 (3.58m x 3.48m)

Bedroom 2: 12'6 x 6'9 (3.81m x 2.06m)

Bedroom 3: 10'8 x 8'3 (3.25m x 2.52m)

Bathroom

### OUTSIDE

Front Garden

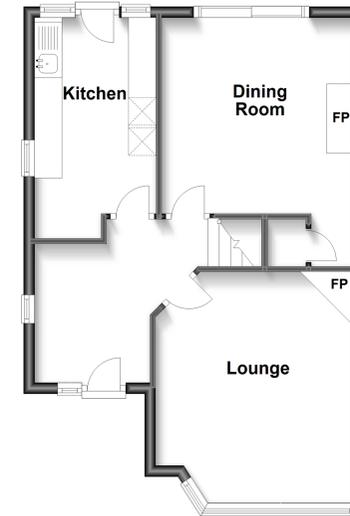
Rear Garden

Driveway

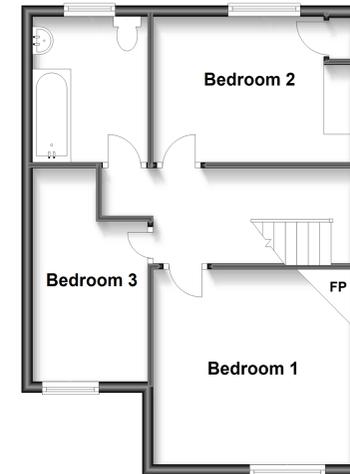
Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 45.6 sq. metres (491.1 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.2 sq. feet)



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