



4 Milton Close, Rustington BN16 2PN  
**£330,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Modernised Throughout
- Internal Viewing Advised
- Modern Kitchen & Bathroom
- 2 Bedrooms
- Gas C/H & Double Glazing
- Stunning Garden
- Morning/Sun Room
- Off Road Parking
- EPC Rating: - 'D'

A semi detached extended bungalow offering delightful bright accommodation along with a stunning feature 55' deep x 32' wide rear garden which is beautifully laid to lawn with a neat patio area and garden shed with power.

The property has been extensively modernised throughout and is offered for sale in excellent decorative order. We would strongly recommend internal viewing to fully appreciate the bungalow and gardens.

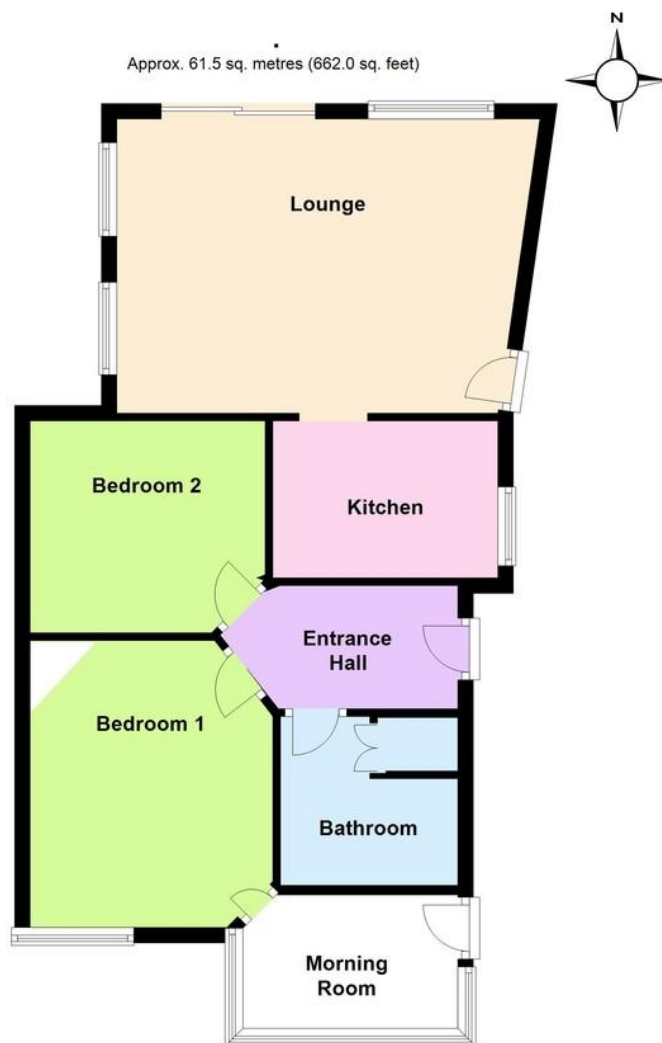
In brief the accommodation comprises: - entrance hall, spacious lounge which overlooks the rear garden, modern kitchen, main bedroom with adjacent morning room, bedroom two and bathroom/WC.

Outside to the front there is a large private drive that provides off road parking and a feature rear garden which has been beautifully landscaped by the present owner. There is a rear service road which gives access to the rear garden and a garage could be erected if required, subject to the usual consents.

Milton Close is a delightful and quiet location just off Milton Avenue, which in turn runs between Henry Avenue and Holmes Lane. The area is known locally as "Poets Corner" and is to the south-west of Rustington village centre and comprehensive shopping parades. The beach and seafront are only a short walk away as is Mewsbrook Park with its central lake and recreational areas, which are ideal for general or dog walking. The area is very popular with all age groups, but especially for those looking to retire near the coast and yet with all the amenities that Rustington has to offer.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 61.5 sq. metres (662.0 sq. feet)

## ENTRANCE HALL

## LOUNGE

18' x 12' 6" (5.49m x 3.81m)  
max

## KITCHEN

9' 7" x 6' 8" (2.92m x 2.03m)

## BEDROOM 1

12' 2" x 10' 7" (3.71m x 3.23m)

## MORNING/SUN ROOM

9' 2" x 5' 9" (2.79m x 1.75m)

## BEDROOM 2

10' x 9' (3.05m x 2.74m)

## BATHROOM/WC

## REAR GARDEN

54' x 32' (16.46m x 9.75m)



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