



## Westlands, Rustington, BN16 3NW

Freehold

Three-Bedrooms • Detached Bungalow • Garage & Driveway • Conservatory • Secluded Garden • Modern Throughout • Quiet Location • Approx. 1049 sq. ft (97.5 sq. m)

*Cooper Adams*

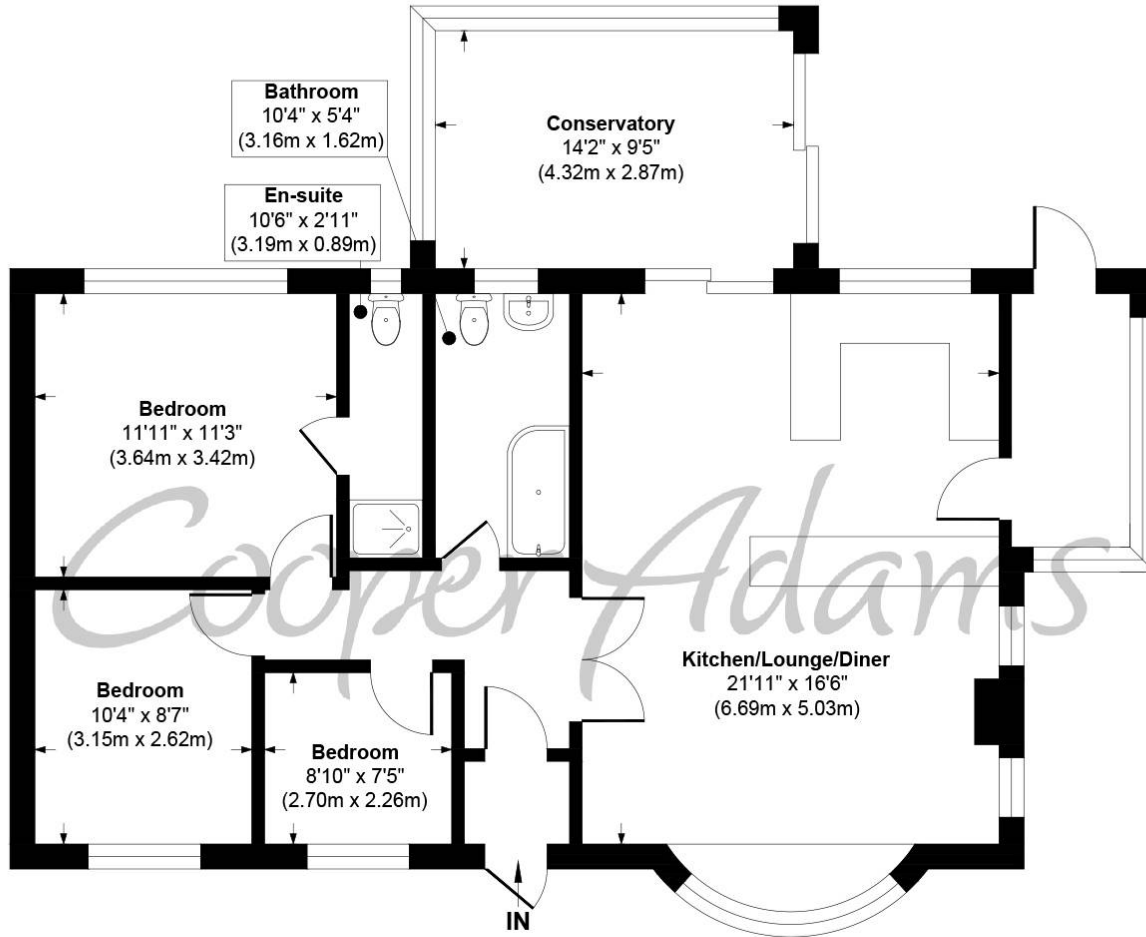
Tucked along the outskirts of Rustington is this fantastic three-bedroom detached bungalow including a garage and a driveway with space for 2 cars. Effortlessly decorated throughout with modern touches in the kitchen and bathrooms, this home certainly has an extra wow factor. Not too far away is Rustington's idyllic village, which has plenty of lovely eateries, so why not take the time to catch up with old friends over a drink and a bite to eat.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Approximate Floor Area  
1049 sq. ft  
(97.48 sq. m)

**Westlands, Rustington**

**Approx. Gross Internal Floor Area 1049 sq. ft / 97.48 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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