



## Sutton Avenue, Rustington, BN16 2ES

Freehold

Detached Chalet Bungalow • Two Double Bedrooms • Open-Plan Kitchen/Diner • Carriage Driveway & Garage • Stunning Rear Garden • Approx. 1322 sq. ft (122.8 sq. m) • Fantastic Location Close to the Sea!

*Cooper Adams*

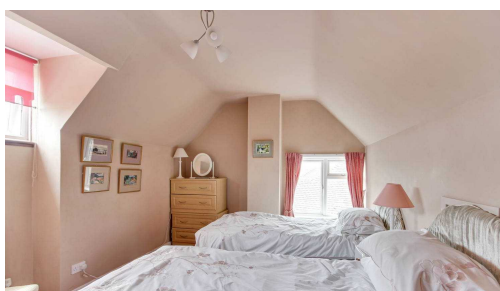
Located within a moments' walk to Rustington's idyllic beach and Greensward, this charming two-bedroom chalet bungalow is not one to miss! Only a ten-minute stroll to Rustington's village which is full of lovely eateries, shops and more. Originally a three-bedroom bungalow which has now been opened up to incorporate a spacious kitchen/dining room - perfect for when friends and family come to visit. If you're looking to downsize closer to the coast then this home may just be the one for you.

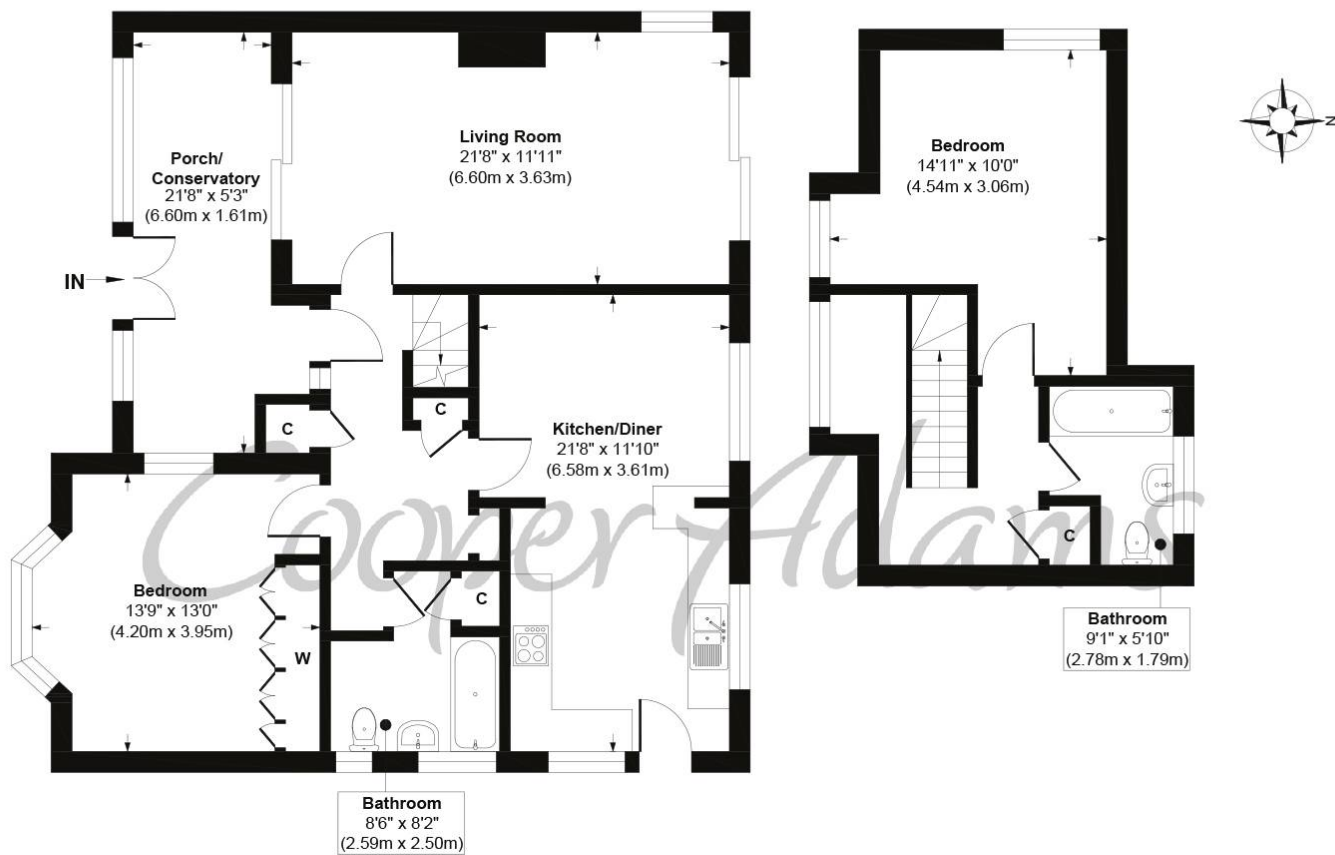
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.





**Ground Floor**  
**Approximate Floor Area**  
 1007 sq. ft  
 (93.55 sq. m)

**First Floor**  
**Approximate Floor Area**  
 315 sq. ft  
 (29.24 sq. m)

**Sutton Avenue, Rustington**  
**Approx. Gross Internal Floor Area 1322 sq. ft / 122.79 sq. m**

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

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

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