



Amberley Road, Rustington, BN16 2EF

Freehold

Three Double Bedrooms • A Detached Bungalow • Private Road • Driveway & Garage • Modernised Throughout •
Landscaped Rear Garden • Approx. 1276 sq. ft (118.5 sq. m) • Less than a 5 Minute Walk to Rustington Beach

Cooper Adams

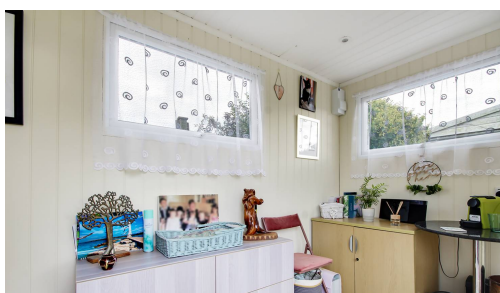
This charming detached bungalow offers three double bedrooms, a newly refurbished kitchen, separate living areas and a beautifully landscaped rear garden. Plus, a garage and driveway with spaces for 3 cars, and only a short walk to the beach - this property certainly ticks all the boxes! Decorated throughout to a high standard, this home would be perfect for those looking to enjoy a quiet life by the coast. Give us a call today to avoid disappointment.

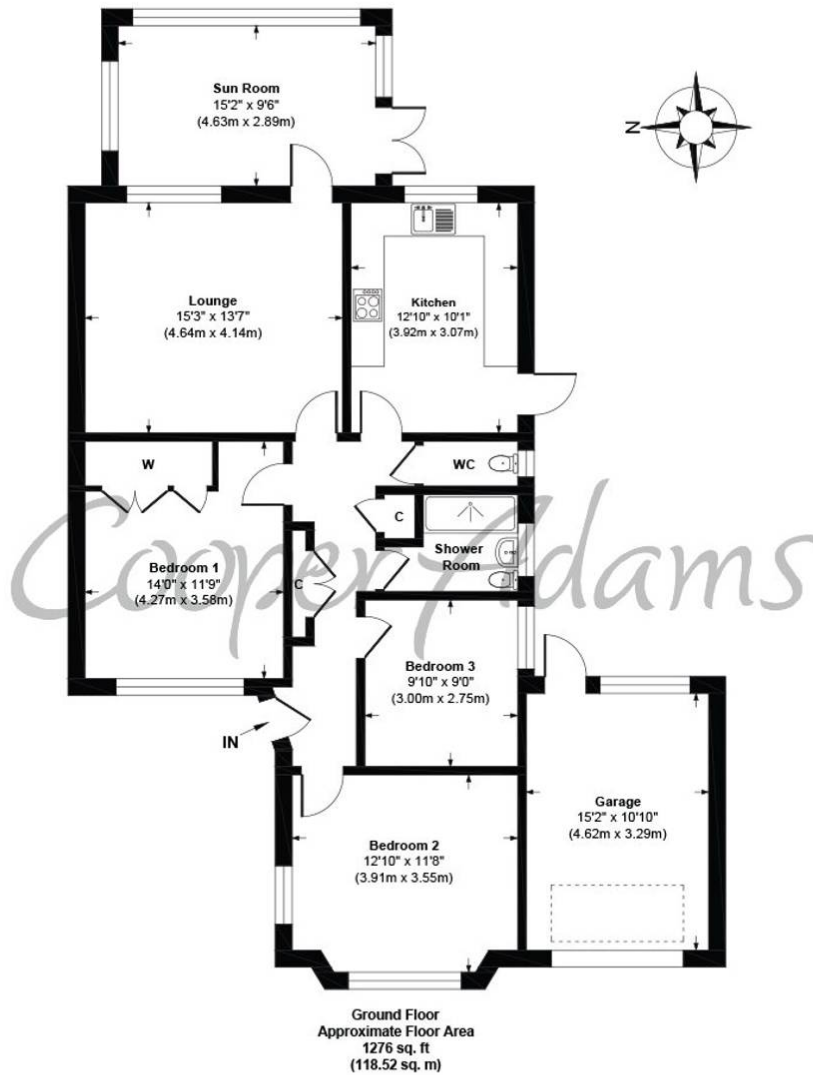
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





Amberley Road, Rustington
Approx. Gross Internal Floor Area 1276 sq. ft / 118.52 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: D

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