

## The Roundway, Rustington, BN16 2BW

Freehold

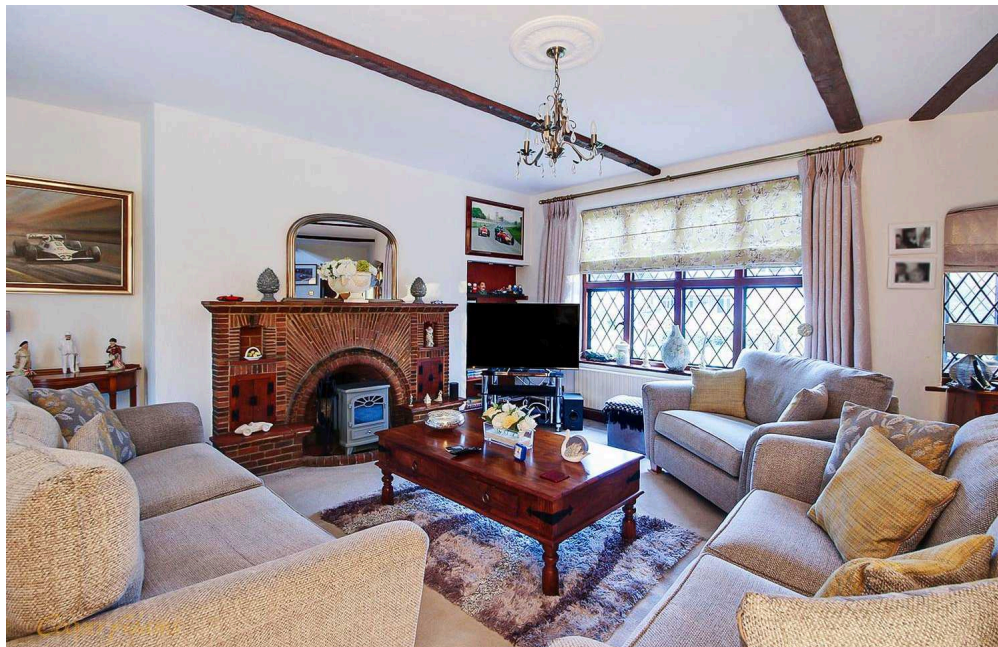
- Five Double Bedrooms
- Landscaped Garden with Swimming Pool
- Primary Bedroom with En-Suite Shower Room & Built-In Wardrobes
- Ample Driveway & Garage Parking Available
- Highly Sought-After Sea Estate!
- Four Spacious Reception Rooms
- A Five Minute Walk to the Beach!
- Approx. 4510 sq. ft (418.9 sq. m)

*Cooper Adams*

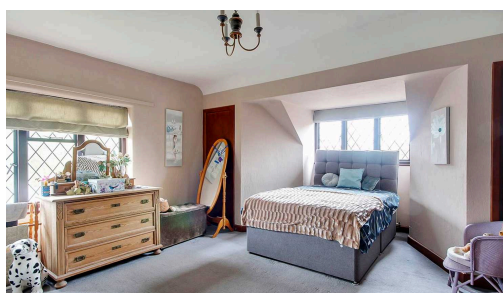
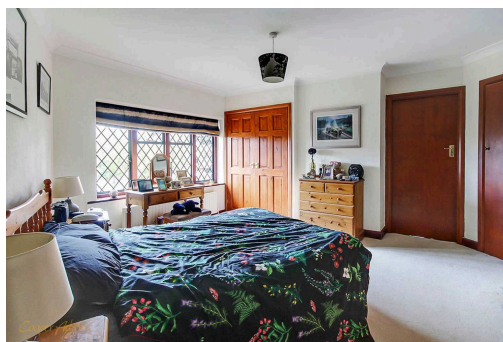


Luxury Living by the Sea! Ideally situated in the highly sought-after Sea Estate, this one of a kind property offers a rare opportunity to reside just minutes from the beach. Boasting five double bedrooms, including a large primary bedroom with an en-suite shower room, plus four spacious reception rooms - this home offers ample space for both relaxation and entertainment. Additionally the garden benefits from mature trees creating a delightful sense of seclusion and privacy, and a swimming pool which is perfect for warm summer days. Ample parking provides ease and convenience with a large driveway, a single integral garage and an additional double garage with storage above. Give us a call to arrange your viewing!

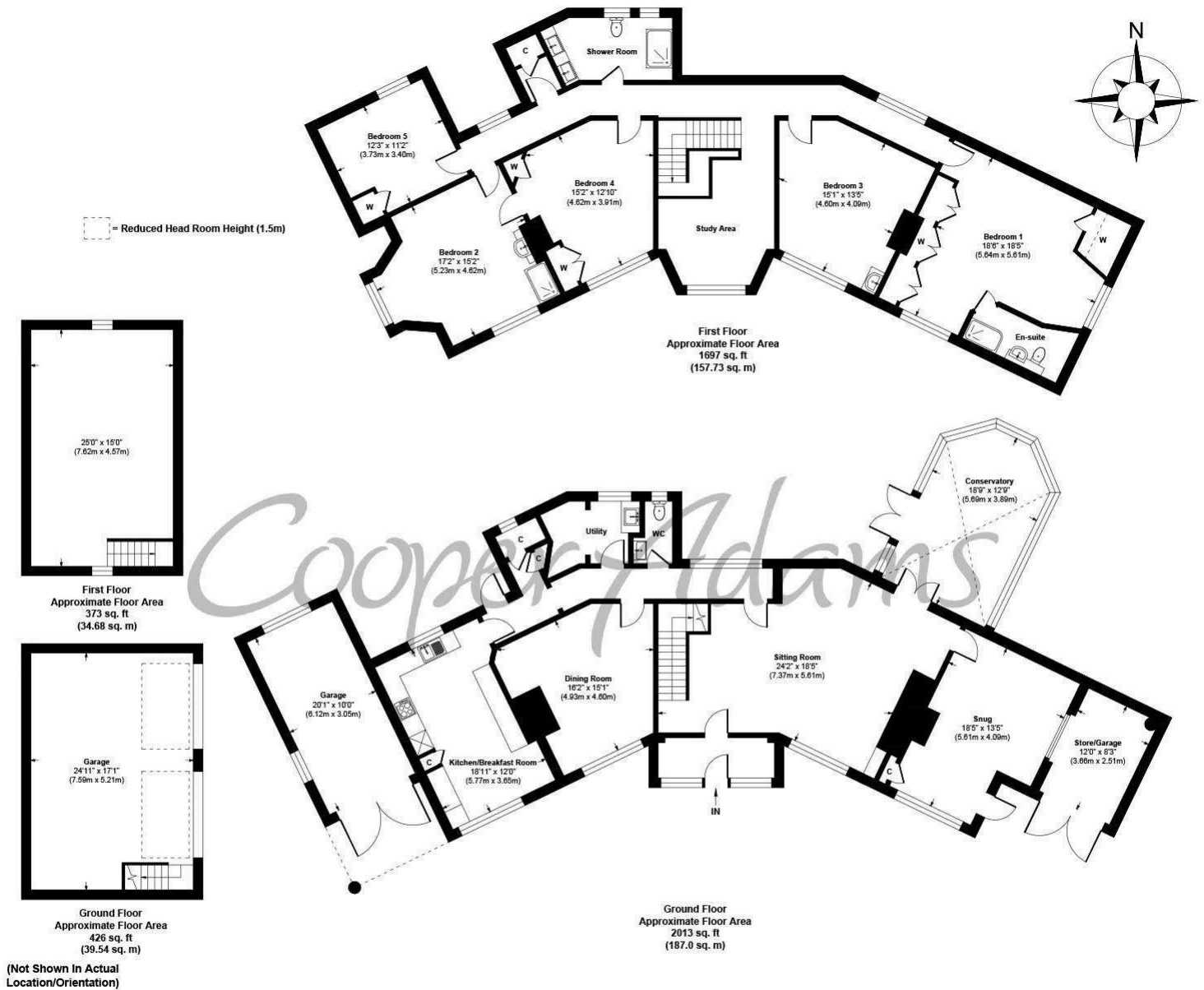
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.







## The Roundway, Rustington

### Approx. Gross Internal Floor Area 4510 sq. ft / 418.9 sq. m

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

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

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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