



## Frobisher Way, Rustington, BN16 2BA

Freehold

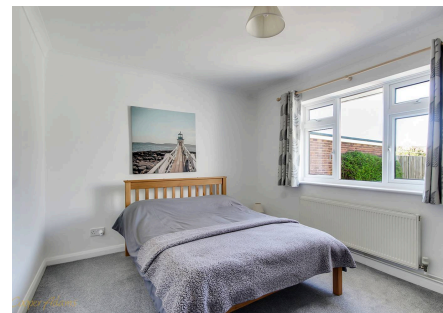
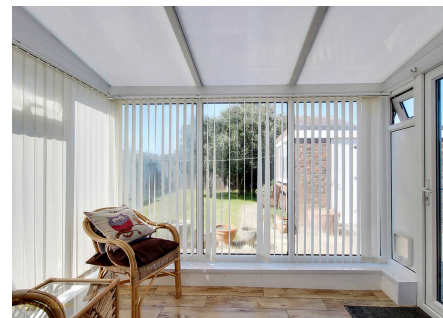
Two Double Bedrooms • Detached Bungalow • Corner Plot • Large Living/Dining Area • Driveway for Multiple Cars • Sought-After Ruston Park Location • Close to Rustington Village and Beach! • Approx. 1182 sq. ft (109.8 sq. m)

*Cooper Adams*



This charming detached bungalow is perfectly located in the desirable Ruston Park area, offering spacious living and an attractive corner plot. The accommodation includes a front porch, entrance hall, a large open-plan lounge/dining area, a modern kitchen, and a bright conservatory. The property also comprises two double bedrooms, a contemporary shower room, and an additional separate WC. The property has been maintained to a very high standard, and is ready to move straight into.

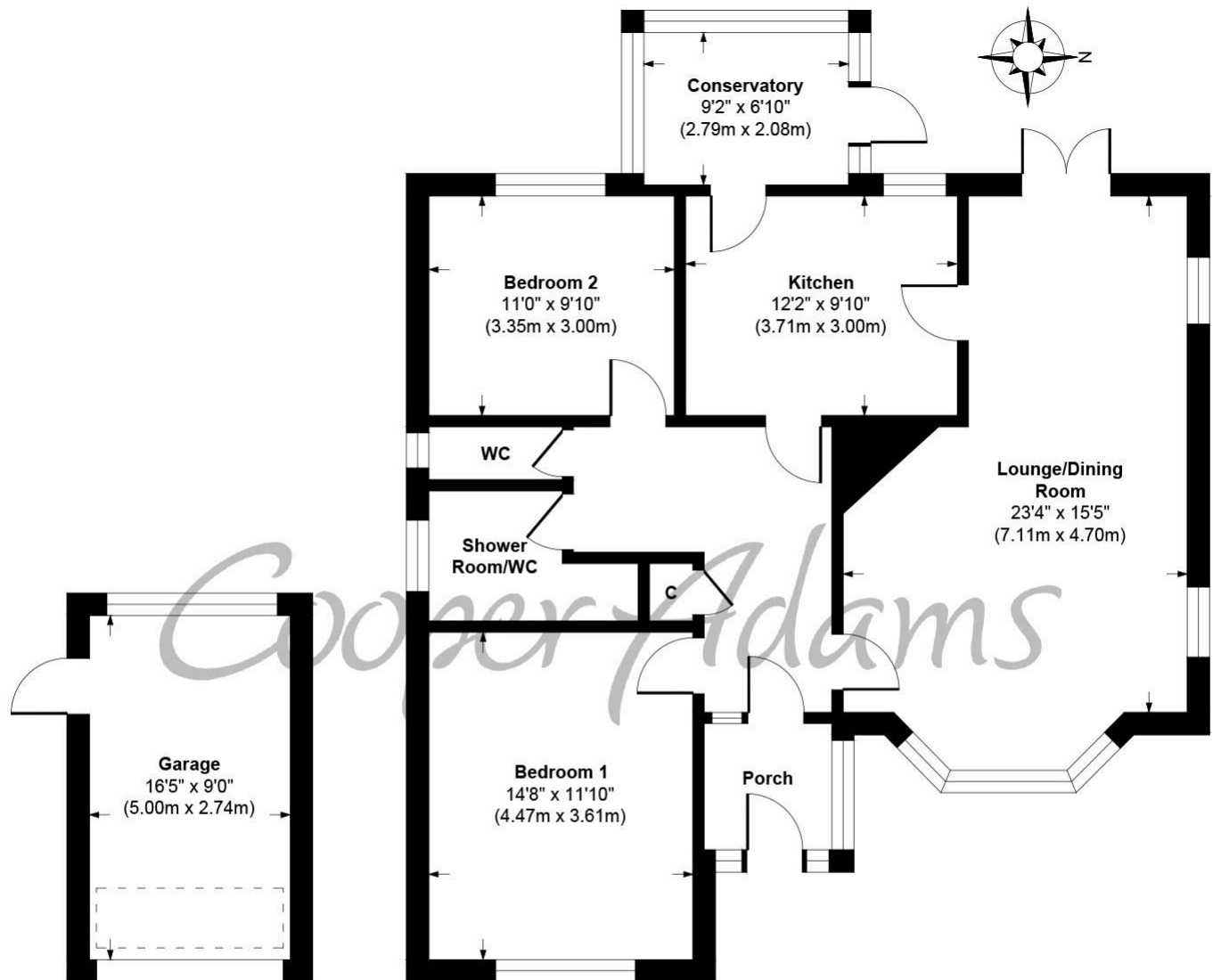
The west-facing rear garden is ideal for enjoying the summer sun, while the wraparound front garden adds to the property's kerb appeal. Situated just over half a mile from Rustington village, the property offers convenient access to shops, eateries, and amenities. Plus, the beach is only a ten-minute walk away, making this home a fantastic choice for those seeking a blend of comfort and location.



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.



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**Garage**  
Approximate Floor Area  
139 sq. ft  
(12.91 sq. m)

**Ground Floor**  
Approximate Floor Area  
1043 sq. ft  
(96.89 sq. m)

**Frobisher Way, Rustington**  
**Approx. Gross Internal Floor Area 1182 sq. ft / 109.80 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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