



Evelyn Avenue, Rustington, BN16 2EJ

Freehold

Detached Bungalow • Four-Bedrooms • CHAIN FREE! • In and Out Drive & On-Street Parking • Secluded Rear Garden • Large Dual Aspect Living Room • Plenty of Storage Throughout • Just a Short Walk to the Beach and Local High Street • Just a Short Walk to Rustington & East Preston Beaches, Including the Fully Pedestrianised Greensward • Approx. 1589 sq. ft (147.6 sq. m) • Garage with Electricity

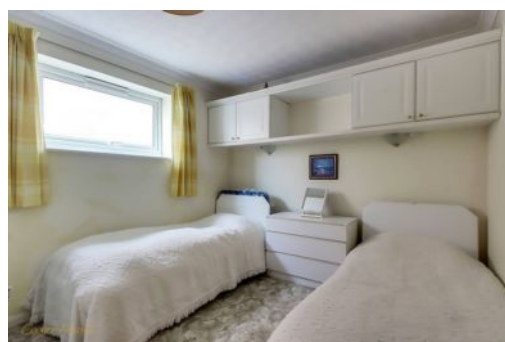
Cooper Adams

A charming bungalow located just moments from Rustington's picturesque seaside! The front door opens into a welcoming entrance hall. To the right, the spacious dual-aspect living room is bright and airy, featuring a gas fireplace and sliding patio doors providing direct access to the rear garden. Adjoining the living room, the kitchen offers practicality with ample cupboard and worktop space, and partially integrated appliances. A breakfast bar adds convenience for quick meals or casual dining. Beyond the living room, there are two bedrooms and a shower room. One bedroom is currently being used as a study, and benefits from a drop-down double bed and sliding patio doors out into the garden. This space can be used as separate living for family members or guests should you wish. Two further bedrooms are located on the other side of the bungalow, one of which is currently used as a dining room, as well as a family bathroom including a bath with shower overhead, and separate WC. Additional features include an in-and-out carriage driveway with space for multiple vehicles, and a large integral garage with electricity.



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.

This property is "Legally Prepared." Please be aware that probate will need to be granted before contracts can be exchanged.



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Total Approx. Floor Area 1589 ft² ... 147.6 m² (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jlm 2025

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

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