

Mariners Walk, Rustington, BN16 2ER

Freehold

Three Bedroom Bungalow • Detached • Integral Garage & Driveway • Sold with No Onward Chain • Conservatory • Low Maintenance Rear Garden • A Short Stroll to Rustington Beach • Just Over Half a Mile to Rustington Village • Approx. 1084 sq. ft (100.7 sq. m)

Cooper Adams

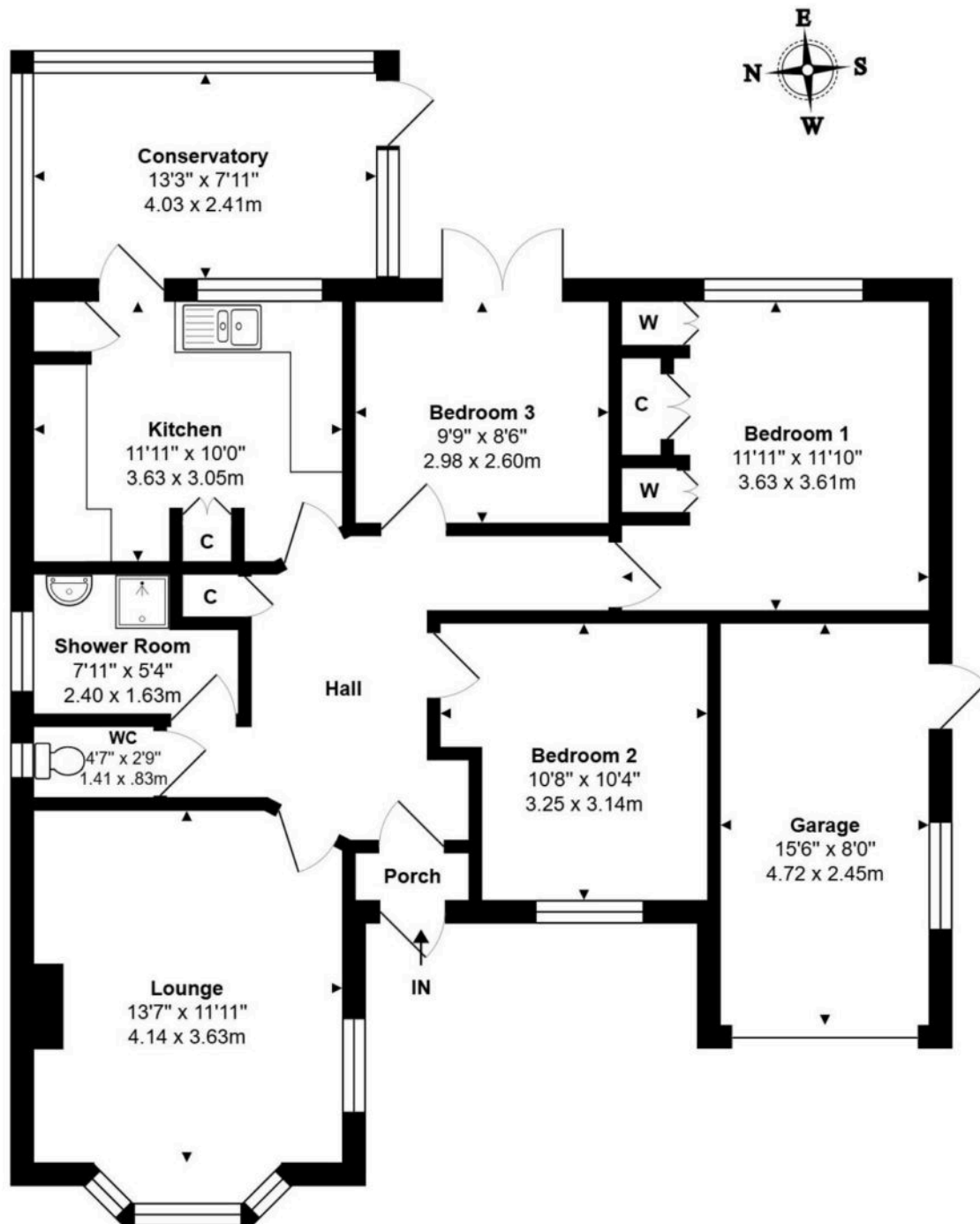
This fantastic detached bungalow is situated in a highly sought-after area of Rustington, offering the perfect blend of coastal charm and convenience. Boasting three bedrooms, this home is ideal for growing families or those who love entertaining guests. The living room features a bay window that fills the space with natural light and an electric fireplace for cosy winter evenings. The well-appointed kitchen provides ample cupboard and worktop space and opens into a bright conservatory, creating a relaxing retreat for summer days. The rear garden is a delightful oasis, featuring two patio areas which are both perfectly positioned to capture the best of the sun.

Just a short stroll from Rustington Beach and a little over half a mile from Rustington Village, this home is perfectly positioned for access to local amenities, shops, and eateries. Additional highlights include an integral garage, a private driveway, and the convenience of **NO ONWARD CHAIN**. This property is a wonderful opportunity to embrace a peaceful seaside lifestyle in a highly desirable 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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Total Approx. Floor Area 1084 ft² ... 100.7 m² (Includes 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 Jtm 2025

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

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