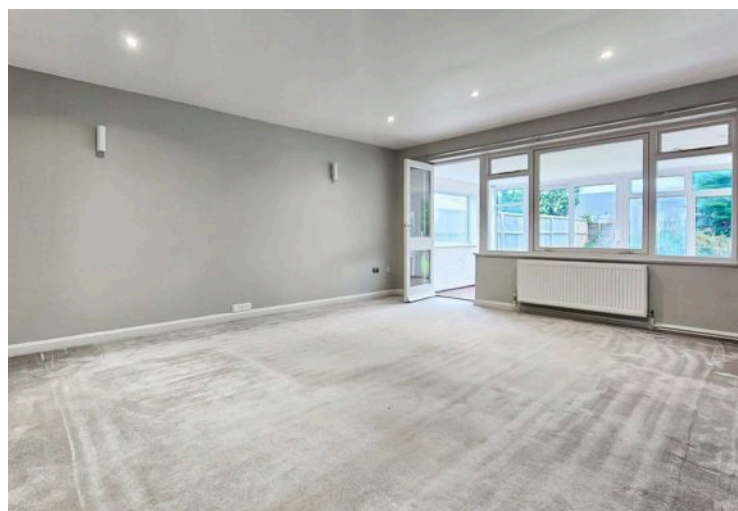




30 Frobisher Way, Rustington – BN16 2BB

£635,000 Freehold

Detached Bungalow • 3 Bedrooms • 2 Bathrooms • Chain Free • West Facing Garden • Large Lounge • Close to Beach • less than 500m to the Beach



Offered to the market chain free, this detached three-bedroom bungalow occupies a superb position on Frobisher Way, just moments from the Rustington and East Preston borders and only a minute's walk from the beach and greensward – ideal for those who enjoy coastal walks along The King Charles III England Coast Path. The home offers spacious, well-proportioned accommodation throughout and sits on a west-facing plot with ample parking, a garage, and a particularly attractive street scene thanks to the wide, tree-lined road.

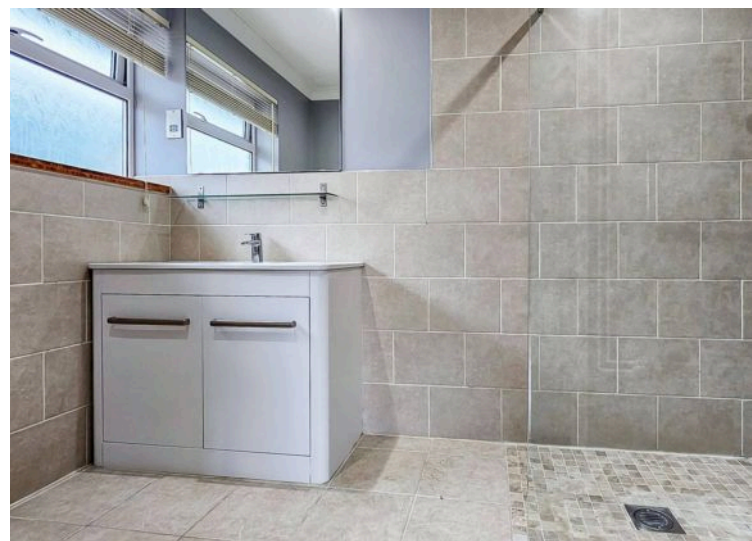
Inside, the layout flows beautifully. The main lounge is generous in size and opens into a rear extension, previously used as a sun room, which in turn connects to a conservatory at the back of the kitchen. This creates a lovely sense of light and connection between the living and entertaining areas. Subject to the necessary permissions, there is excellent scope to reconfigure or extend further to create an impressive open-plan living space if desired.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

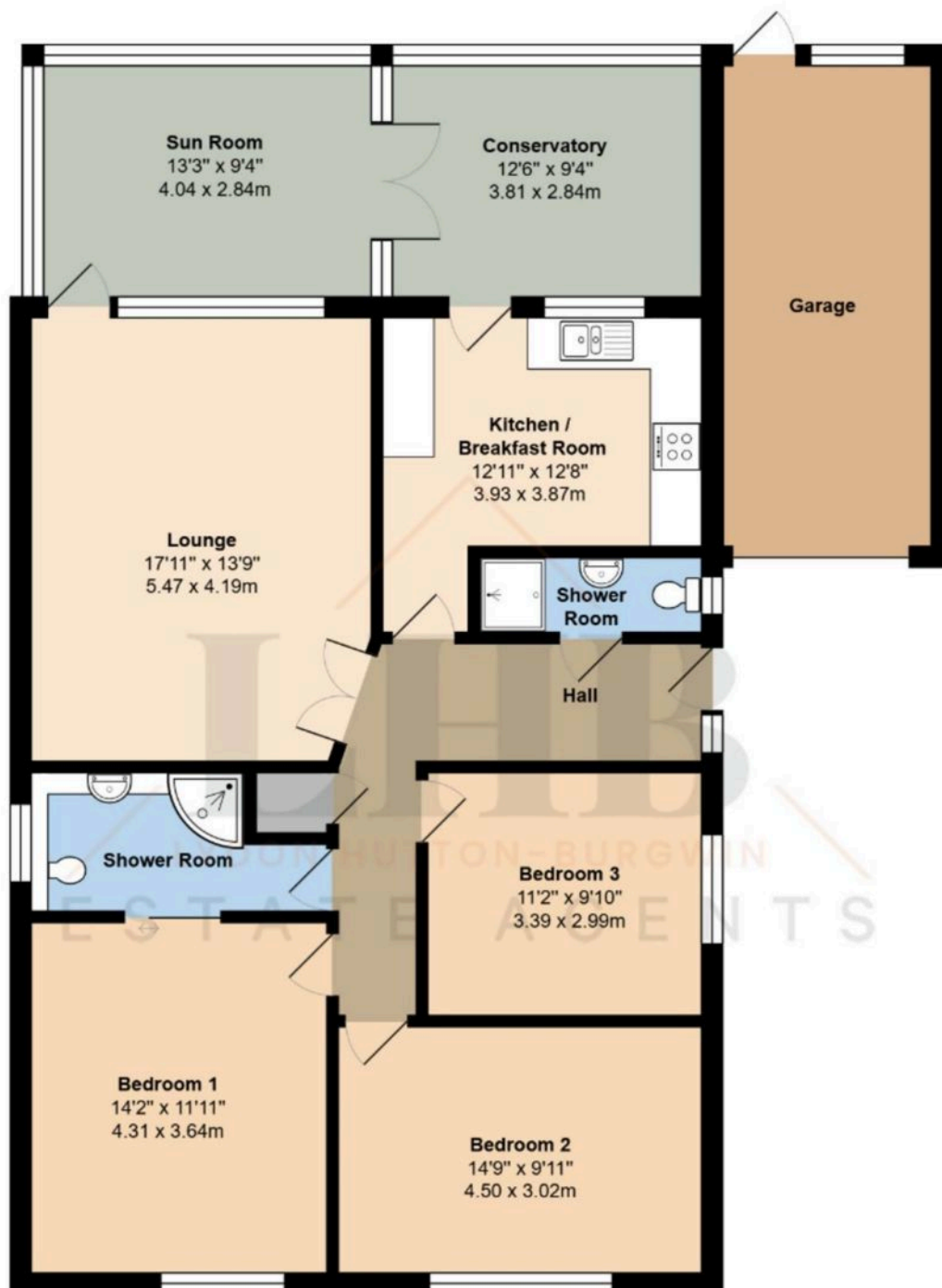




All three bedrooms are well-sized, with the principal bedroom benefiting from Jack and Jill access to a stylish shower room. There is also an additional shower room, providing practicality for guests or family living. Outside, the west-facing rear garden enjoys plenty of afternoon and evening sun and is mainly laid to lawn with a selection of established plants and shrubs. To the front, there is off-road parking for multiple vehicles along with a single garage. Perfectly positioned for coastal living and offering excellent potential to modernise and personalise, this bungalow represents a rare opportunity to secure a spacious home in one of the area's most desirable seaside locations.







Total Approx. Floor Area 1323 ft² ... 122.9 m² (Excluding 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 1st Image 2025

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding.