



4 Parry Drive, Rustington – BN16 2QY

£465,000 Freehold

2 Bedrooms • Dining Room • Garden Studio • Driveway and secure car port • Detached Bungalow • Centre of Rustington Village • Close to Public Transport Links



This attractive two-bedroom detached bungalow is perfectly positioned on Parry Drive, just a short stroll from Rustington Village centre an ideal setting for those looking to downsize without compromising on space, comfort, or convenience.

The property is approached via an impressive entrance porch which provides a welcoming first impression and offers fantastic additional storage space. Once inside, the home flows beautifully; the lounge, dining room, and kitchen are all well connected, allowing each room to feel bright and open while still maintaining a sense of separation for a cosy and homely feel. The dining room enjoys direct access to the garden through French doors, creating an easy transition from indoor to outdoor living. The kitchen is well-appointed with ample work surfaces, fitted storage, and a range of integrated appliances.

Both bedrooms are generous doubles, each benefiting from built-in wardrobes that maximise storage without compromising on space. The bathroom is conveniently positioned between the two bedrooms and has been thoughtfully fitted with a walk-in bath, overhead shower, and accessibility features to ensure comfort and ease of use.

EPC Rating : D

Council Tax band: E

Tenure: Freehold





Outside, the rear garden is a delightful feature of the home mature and beautifully maintained, with areas of lawn, a patio for outdoor seating, and a selection of well-established plants and shrubs adding colour and privacy throughout the seasons. To the side of the property, there is a covered area leading to an enclosed carport, offering sheltered parking and additional storage options.

Within the garden sits a versatile studio, complete with its own shower room and WC, providing an excellent space for hobbies, or a home office.

Overall, this bungalow combines a convenient location with a practical and well-balanced layout, offering a comfortable home that's ready to enjoy while still allowing scope for personal touches.







Total Approx. Floor Area 1152 ft² ... 107.0 m² (Includes Carport & Studio)

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

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