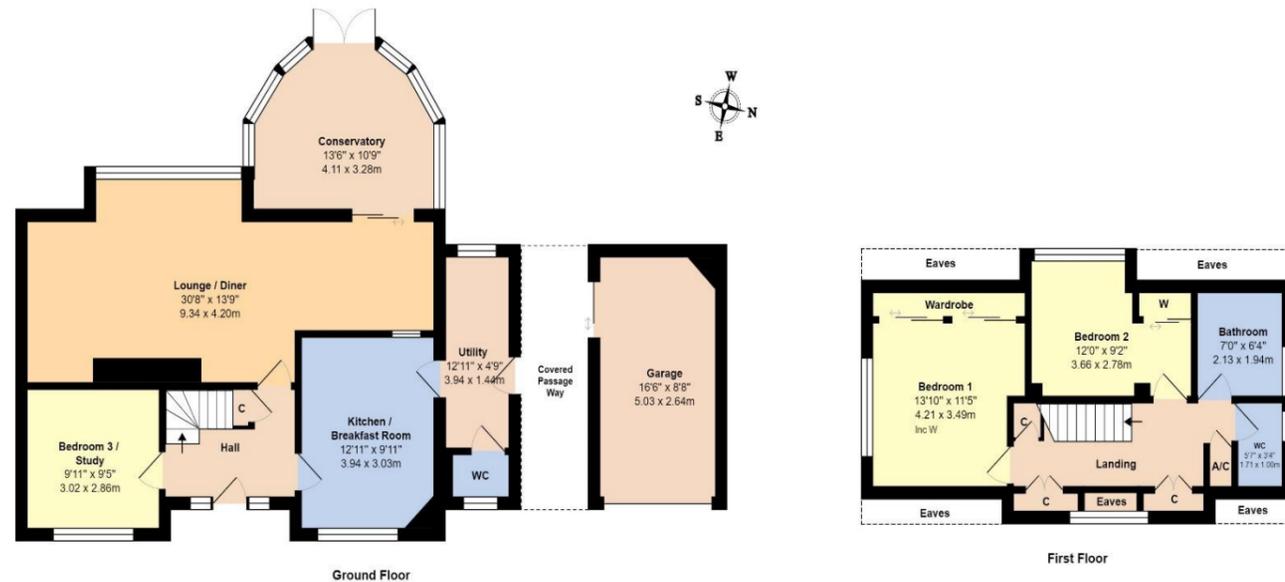


**Beech Cottage, 2 Meadway,
Sea Estate, Rustington, BN16 2DD
£625,000 (Freehold)**

Glyn-Jones



Total Area: 1464 ft² ... 136.0 m² (Includes Garage, Excludes Passage Way)

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jim 2023



Offered for sale with the appealing benefit of NO ONWARD CHAIN is this charming, 'chalet' style detached house, delightfully situated within the private Sea Estate.

In brief, the versatile internal accommodation comprises; two/three bedrooms; a full width lounge/dining room, with feature picture window overlooking the rear garden and access to a 'Victorian' style conservatory; study/bedroom three; kitchen/breakfast room; utility room; first floor bathroom, with adjacent separate WC; and a ground floor cloakroom.

Outside, the aforementioned rear garden is a notable attribute, being set on a favourable westerly aspect and encompassing attractive well-stocked borders and a sunken pond. To the front, there is a secluded area of garden intersected by a driveway that leads to an attached garage.

Additional qualities include; gas central heating; double glazing; and striking parquet flooring through the majority of the ground floor.

Council Tax Band: F
Energy Efficiency Rating: D
Tenure: Freehold
Estate Fee: TBC

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

Beech Cottage, 2 Meadway, Sea Estate, Rustington, BN16 3NG

£625,000



The Sea Estate is arguably one of Rustington's most sought-after addresses. The enviable location enables easy access to both the village centre, with its comprehensive shopping parade, and the seafront, both of which are found within an approximate 0.5 miles radius.

Public transport links are also close to hand, with the popular 700 bus service picked up along nearby Station Road, and Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, found in approximately 1 mile.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, the latter of which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



...a full width lounge/dining room, with feature picture window overlooking the rear garden...

WITH OVER...



COMPANY REVIEWS

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