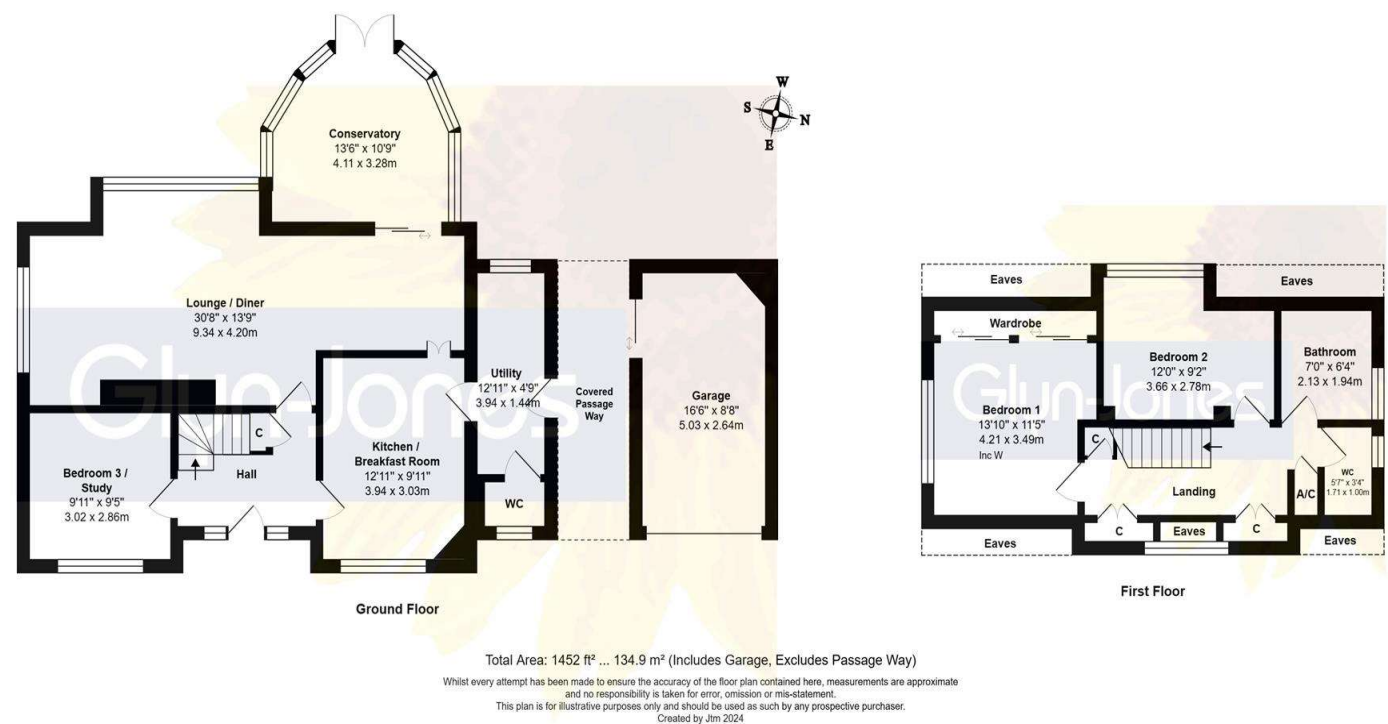


**Beech Cottage, 2 Meadway,
Sea Estate, Rustington, BN16 2DD
£635,000 (Freehold)**

Glyn-Jones



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



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



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.

Having been the subject of some recent redecoration and improvement, 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; a refurbished kitchen/breakfast room; utility room; contemporary first floor bathroom and 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 newly laid shingle driveway that approaches an attached garage, with electric 'up & over' door.

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



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£635,000



“Outside, the aforementioned rear garden is a notable attribute, being set on a favourable westerly aspect...”



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.

