



1 The Bramblings, Rustington
West Sussex BN16 2DA

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A detached chalet bungalow favourably located on Rustington's private Sea Estate, within just a hundred yards of the village centre.

This deceptively spacious detached property is offered for sale with immediate vacant possession and presents excellent potential for refurbishment.

The bright and spacious well-planned accommodation, comprises in brief, on the ground floor; a spacious entrance hall, large sitting room, separate dining room, kitchen, two bedrooms, study and bathroom. On the first floor there are two further bedrooms and a second bathroom. There is a generous west facing rear garden, with a gate proving access to Waitrose car park and the village. To the front is a further enclosed garden and a large key-blocked driveway, providing off road parking for several vehicles, whilst providing access to the tandem length garage.

The property lends itself to some updating and redecoration, however is generally offered for sale in good clean order. Benefits include; double glazed windows with leaded lights, gas fired central heating and a refurbished ground floor bathroom.

Rustington's comprehensive village centre can be found within approximately half a mile, with a wide range of independent shops, a choice of supermarket and further extensive amenities. Angmering mainline railway station is less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton.

£725,000 - Freehold





Accommodation

The uPVC front door opens to the **Hallway**, a staircase leads to the first floor, with cupboard under, original panelled doors provide access to the principal ground floor rooms.

The spacious dual aspect **Sitting Room**, measures approximately 16' x 12' with windows to the east and south side. A door at the back of the room provides access to the large **Study / Hobbies Room**.

There is a separate **Dining Room** 11'7 x 10'10, with a south aspect and door leading to the **Kitchen**. The kitchen is vintage 1970 with classic 'Hygena style' laminate units in dark teal and marble effect work tops and fully tiled walls. There are some original appliances (untested) and a Worcester wall-mounted gas fired boiler supplying the central heating and hot water. A large west facing window overlooks the rear garden and a side door provides access to the driveway.

Also on the ground floor, are two good sized **Bedrooms**, one with wardrobes and the other with sliding patio doors opening to the garden. There is a more contemporary ground floor **Bathroom/WC** with white suite and fully tiled walls.

On the first floor are two further **Double Bedrooms** and a further **Bathroom/WC** with an original 1970s sky blue suite.

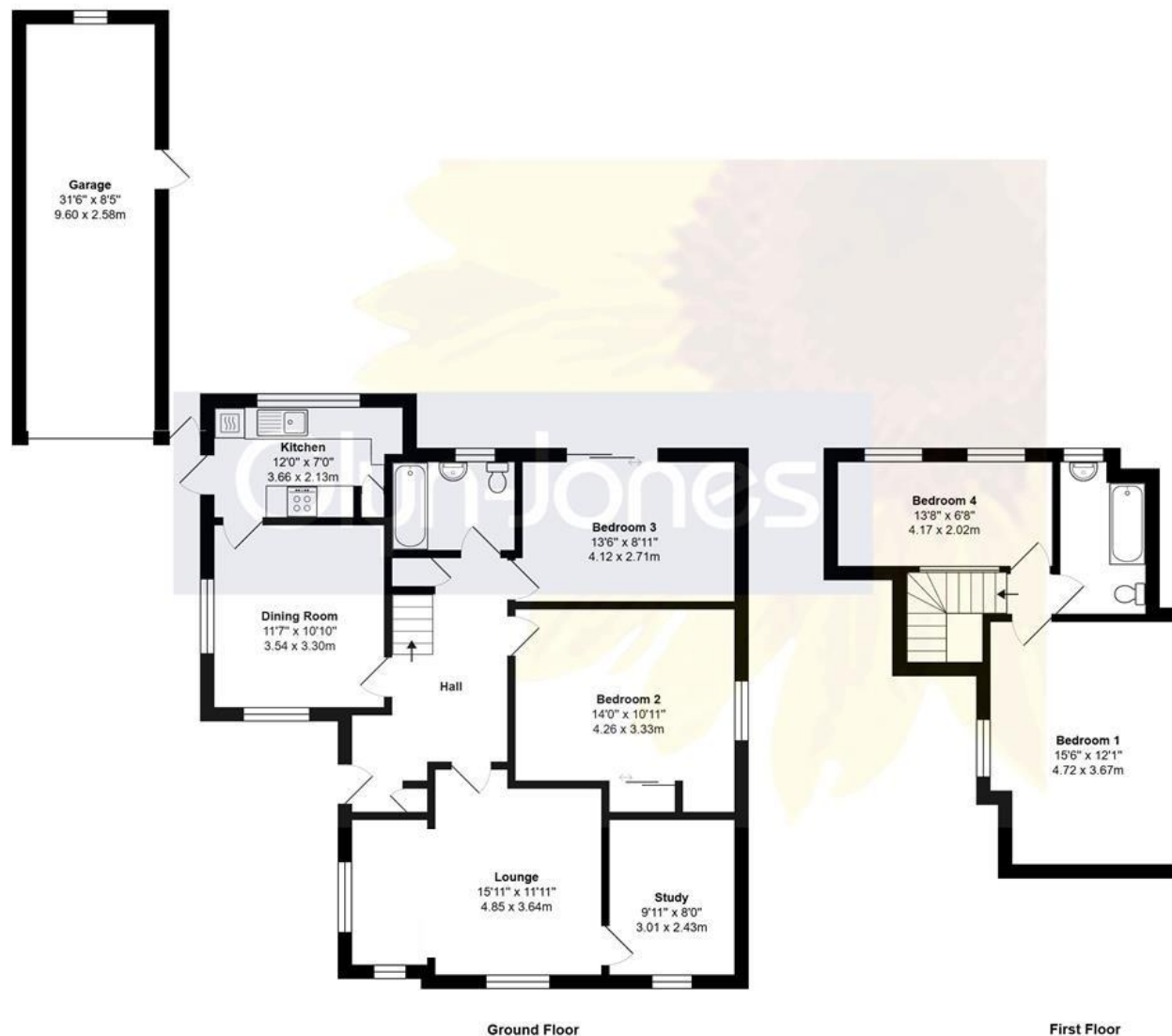
Outside

The **West Facing Garden** is a particular feature of the property, measuring approx. 65' in length by 50' in width. All enclosed with timber fencing and mature hedging, providing a high degree of seclusion. The garden is mainly laid to lawn with a full width paved patio, an outside tap and access to the south side of the property via a secure gate. To the rear is another gate proving direct access to Waitrose Car Park and easy access to the village.

To the front is a further area of lawned garden and an extensive paved driveway providing ample off-road parking for numerous vehicles.

Tandem Length Garage of approximately 31'6 in length, approached via an up-and-over door, with a personal door to rear garden.





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 in such by any prospective purchaser.
Prepared by Jm 2025

Council Tax Band: F

Energy Performance Rating: D

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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.

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