



## 1 Dingley Road, Rustington – BN16 3PY

£585,000 Freehold

Detached bungalow in the heart of Rustington Village | Over 1,150 sq ft of accommodation • Stunning semi-open-plan kitchen, dining and family room | Two double bedrooms with built-in wardrobes • Beautiful wrap-around landscaped gardens with multiple seating areas • Cosy living space with Log Effect Gas fire | Modern family bathroom



Situated on a generous plot in the very heart of Rustington Village, this impressive detached bungalow offers over 1,150 sq ft of beautifully presented accommodation, combining spacious living areas, stunning gardens and a location that is hard to beat.

From the moment you step inside, it is clear that this is a home designed for both comfortable everyday living and entertaining. The heart of the property is undoubtedly the superb semi-open-plan kitchen, dining and family space to the rear. Fitted with a range of modern shaker-style units, integrated appliances, extensive work surfaces and ample storage, the kitchen has been thoughtfully designed around the beautiful picture window overlooking the garden, creating the perfect breakfast spot to start the day.

Flowing seamlessly from the kitchen is a spacious dining area and generous reception room. Cleverly zoned to create separate living spaces, the room offers flexibility for modern family life, with a cosy snug area centred around a charming log effect gas fire, providing the perfect place to relax during the cooler months.

Both the kitchen and living areas enjoy direct access to the rear garden, allowing the inside and outside spaces to work effortlessly together.

For those who enjoy spending time outdoors, the gardens are a real highlight. Wrapping around the property, they have been beautifully established and thoughtfully divided into distinct areas, including two patio terraces, mature planting, lawned sections, a pond and useful storage sheds. Whether you are a keen gardener, enjoy entertaining guests or simply want a peaceful space to unwind, this garden offers something for everyone.





The accommodation continues with two well-proportioned double bedrooms, with both bedrooms benefiting from built-in wardrobes. The stylish family bathroom has been fitted with a contemporary suite, including an L-shaped bath with shower over. Externally, the property has recently benefited from a resin driveway providing off-road parking, alongside a garage.

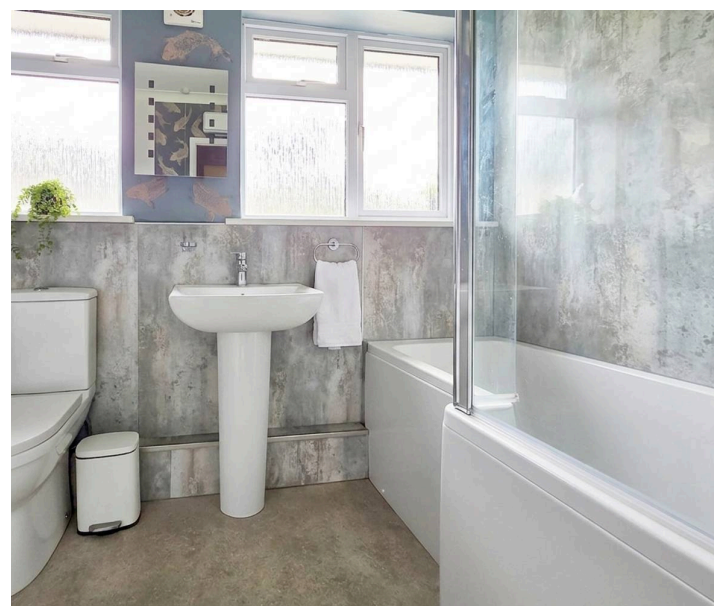
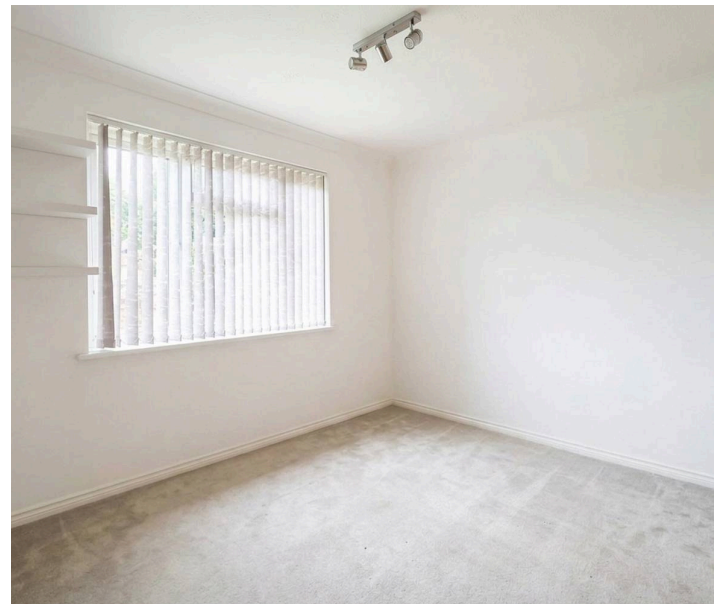
Dingley Road enjoys one of Rustington's most convenient positions, just a short walk from the thriving village centre. Rustington remains one of the South Coast's most sought-after villages, offering an excellent selection of independent shops, cafés, restaurants and supermarkets, together with regular bus services and easy access to the nearby coastline.

Detached bungalows of this size, condition and location are always in demand, and we would highly recommend an internal viewing to fully appreciate everything this wonderful home has to offer.

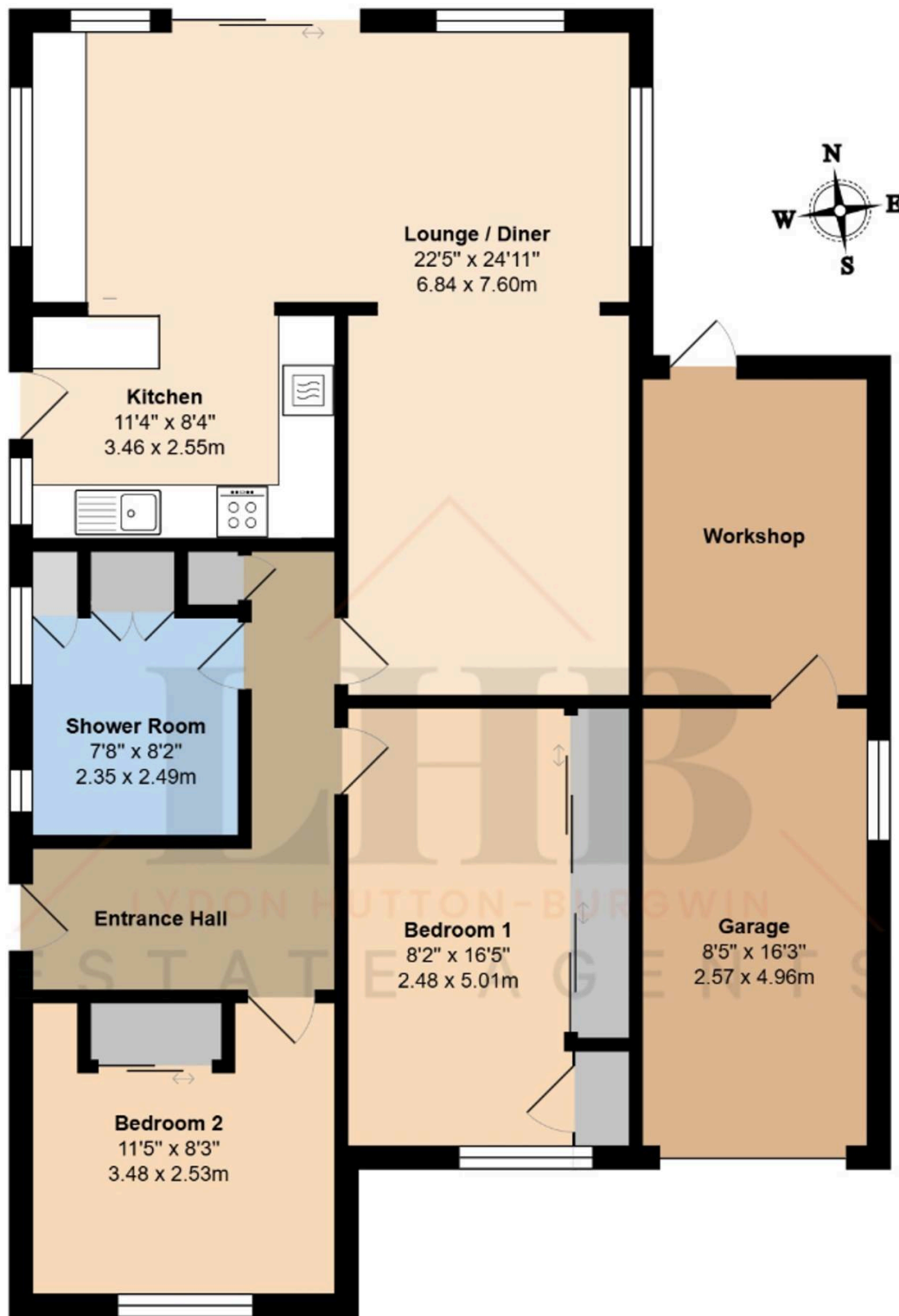
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D







**Total Area: 1151 ft<sup>2</sup> ... 106.9 m<sup>2</sup> (Includes Garage, Excludes Workshop)**

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.

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