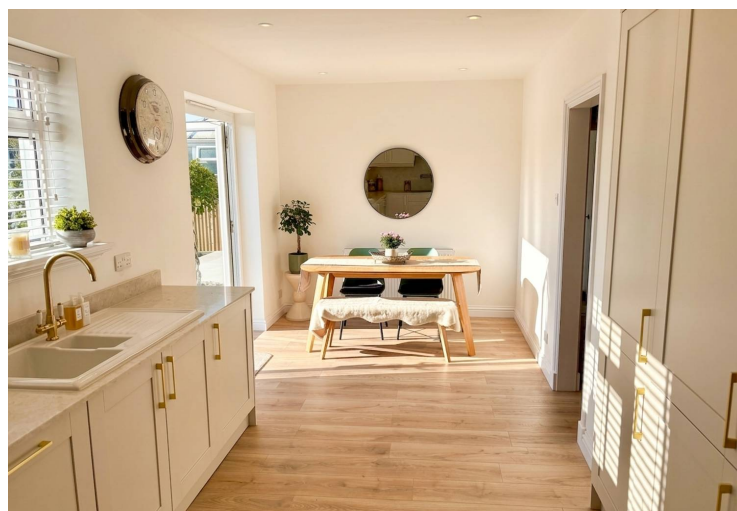
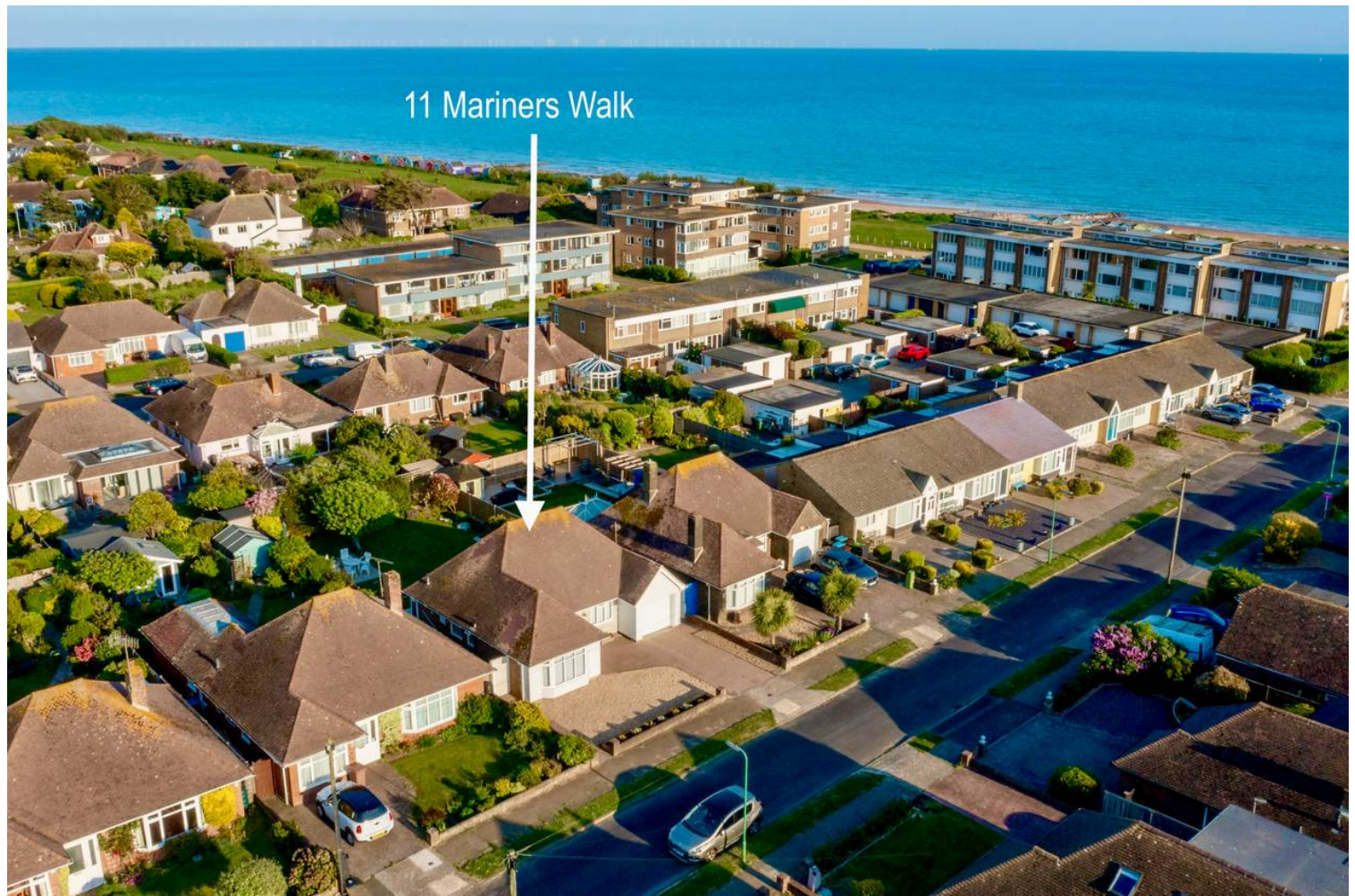




11 Mariners Walk, Rustington – BN16 2ER

£660,000 Freehold

- Fully Renovated Detached Bungalow Extensively modernised throughout to create a stylish home ready to move straight into.
- • Highly Sought-After Rustington Location Just a short walk from Rustington Beach, Waitrose, and the village centre.
- • Beautiful Open-Plan Kitchen/Dining Room Featuring quartz worktops, integrated appliances, and space for entertaining.
- • Private Landscaped Rear Garden A secluded, non-overlooked garden with a large tiled sun terrace.
- • Chain Free with Garage & Driveway Integral garage with electric door and private parking for multiple vehicles.



Positioned in one of Rustington's most desirable residential locations, just moments from the seafront and within easy reach of Rustington Village and Waitrose, this exceptional detached bungalow has been comprehensively renovated by the current owners to create a stylish, turn-key home ready to be enjoyed from day one. Offering the perfect balance between modern living and coastal convenience, the property has undergone an extensive programme of improvement and now presents beautifully throughout. Every detail has been carefully considered, resulting in a home that feels both contemporary and welcoming. At the heart of the property is the impressive open-plan kitchen and dining room, designed to be a true social space for everyday living and entertaining. Finished with elegant quartz worktops, integrated appliances, generous storage and ample preparation space, the kitchen combines practicality with modern design and provides a superb focal point for the home. The spacious living room enjoys an abundance of natural light, creating a bright and relaxing environment overlooking the garden. Both bedrooms are generous doubles, beautifully presented and ideal for those looking to downsize without compromise, whilst the luxurious bathroom has been thoughtfully designed to include both a full-sized bath and separate walk-in shower. Outside, the landscaped rear garden provides a wonderfully private and secluded retreat. The garden has been designed for enjoyment rather than maintenance, featuring a substantial tiled patio area that captures the morning sunshine and offers the perfect setting for outdoor dining, entertaining or simply relaxing in peaceful surroundings. Importantly, the garden is not overlooked, enhancing the sense of privacy rarely found so close to the coast. The location is undoubtedly one of the property's greatest assets. A short stroll leads to Rustington's award-winning beach, whilst the village centre offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Whether enjoying a morning walk along the seafront or meeting friends in the village, this location perfectly captures the lifestyle that makes Rustington such a sought-after place to live. Further benefits include an integral garage with electric door, private driveway providing off-road parking for multiple vehicles, and the significant advantage of being offered to the market with no onward chain. Rarely do bungalows of this quality, condition and location become available. This is a fantastic opportunity to acquire a beautifully renovated coastal home in one of Rustington's most sought-after settings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

13' 8" x 11' 11" (4.16m x 3.64m)

Kitchen/Diner

22' 1" x 7' 10" (6.73m x 2.38m)

Bedroom 1

11' 11" x 11' 11" (3.62m x 3.62m)

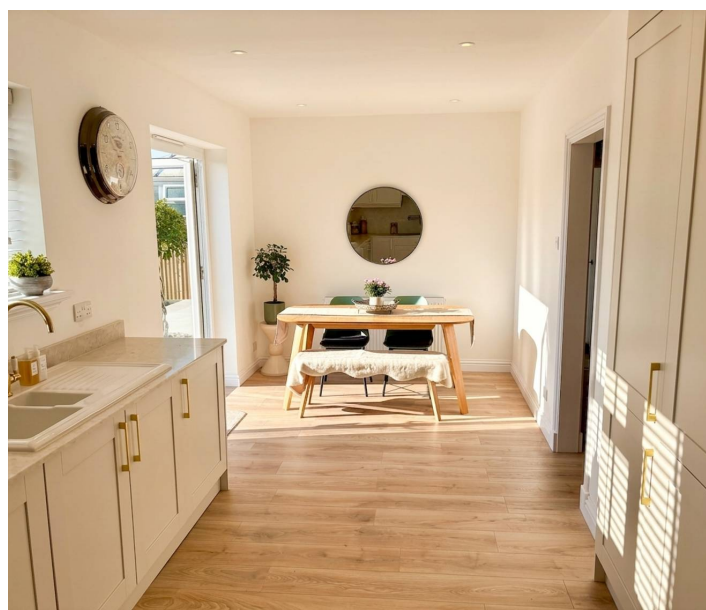
Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m)

Bathroom

Garage

16' 5" x 8' 1" (5.00m x 2.46m)







Total Approx. Floor Area 975 ft² ... 90.6 m² (Includes Garage)

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 2026

You can include any text here. The text can be modified upon generating your brochure.