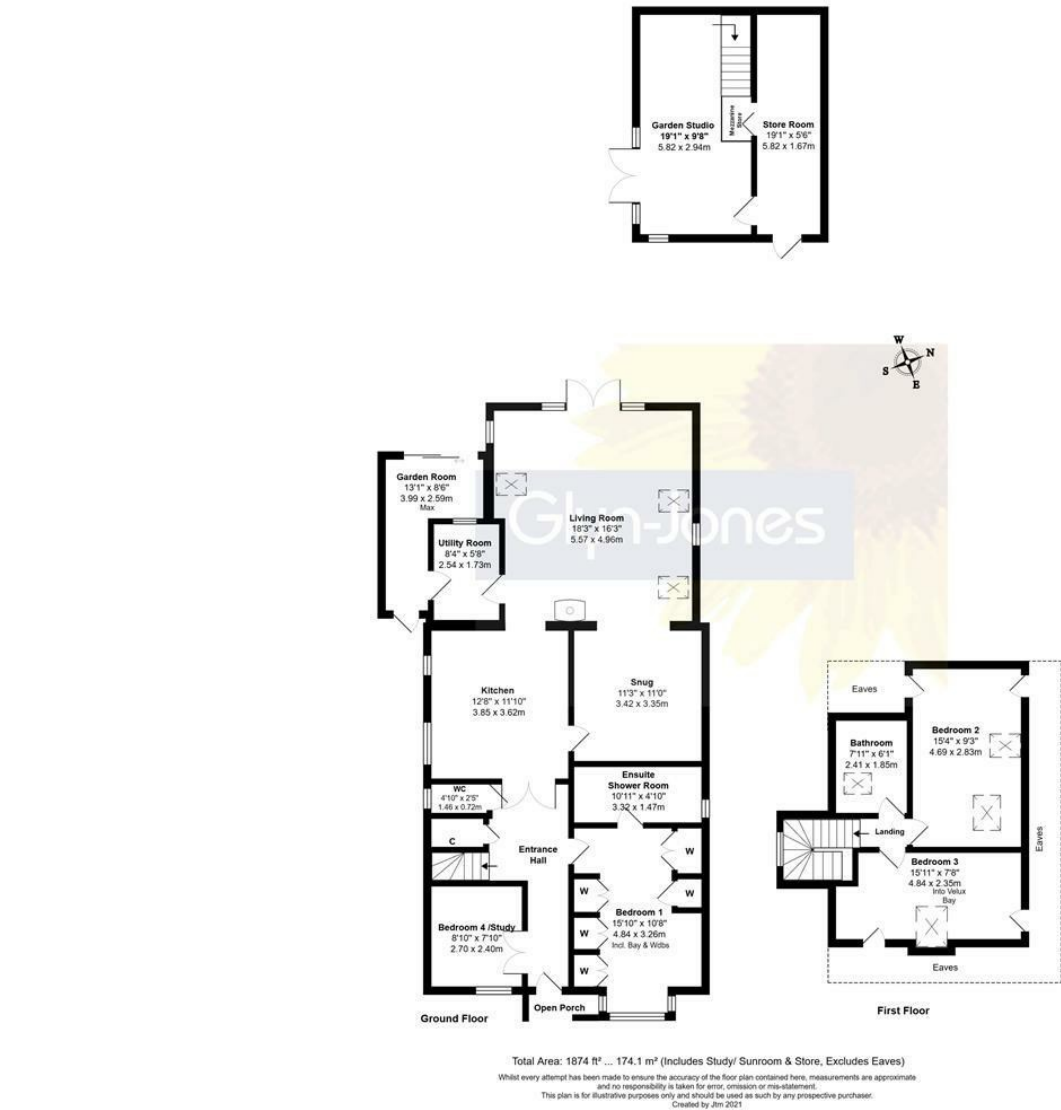




TENURE - Freehold

Council Tax Band: E
Energy Performance Rating: D

AGENT'S 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.



Glyn-Jones & Company
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18 Shirley Close, Rustington BN16 2EG

Offers Over £755,000 - Freehold



- Recently Extended and Refurbished Detached Chalet Bungalow
- Two/Three Bedrooms (Main Bedroom En-Suite) Plus Study
- Snug
- Utility Room & Ground Floor Cloakroom
- Private Driveway With Parking for Several Cars
- Impressive Triple Aspect Living Room with Vaulted Ceiling & Log Burning Stove
- Contemporary Refitted Kitchen
- West Facing Rear Garden With Studio
- Close To Seafront

Pleasantly situated within sought-after Shirley Close, just moments from Rustington's picturesque seafront and greensward, this beautifully presented detached chalet bungalow offers an exceptional opportunity for those seeking both luxury and comfort.

Recently extended and comprehensively refurbished, every detail of this impressive home has been carefully considered. Step inside to a spacious entrance hall with wood-effect tiled flooring, setting a stylish tone. The ground floor cloakroom adds everyday convenience. The highlight of the living space is undoubtedly the impressive triple-aspect living room, featuring a stunning vaulted ceiling, a feature log-burning stove, built-in bookcases, and elegant French-style doors with glazed surrounds. This space flows naturally into a cosy snug or TV room, creating the perfect environment for relaxed evenings or entertaining guests.

At the heart of the home is the exquisitely refitted 'Kutchenhaus' kitchen, where Torrano gold quartz worktops, a central breakfast bar, and a comprehensive range of units combine with a range of integrated appliances—including eye-level double oven, gas hob, extractor, fridge/freezer and dishwasher—for a beautiful and practical space. A feature-panelled door leads to a handy utility room and onward to a covered side-way and sun room, affording access to the garden.

The generous main bedroom, located on the ground floor, is complete with a suite of built-in wardrobes and a luxurious en-suite bathroom, finished to the highest standard with fully tiled walk-in shower, bath, vanity basin, and ample storage. The versatility of the ground floor layout is enhanced by a further bedroom or study, catering to home-working or family needs. Upstairs are two additional bedrooms with useful eaves storage, served by a sleek, refitted family bathroom in bright modern tones.

Beyond the private driveway—with ample parking for several vehicles—double timber gates provide secure access to the enclosed, west-fa



18 Shirley Close, Rustington, BN16 2EG

