





7 The Crescent, Rustington - BN16 2PE

£525,000 Freehold

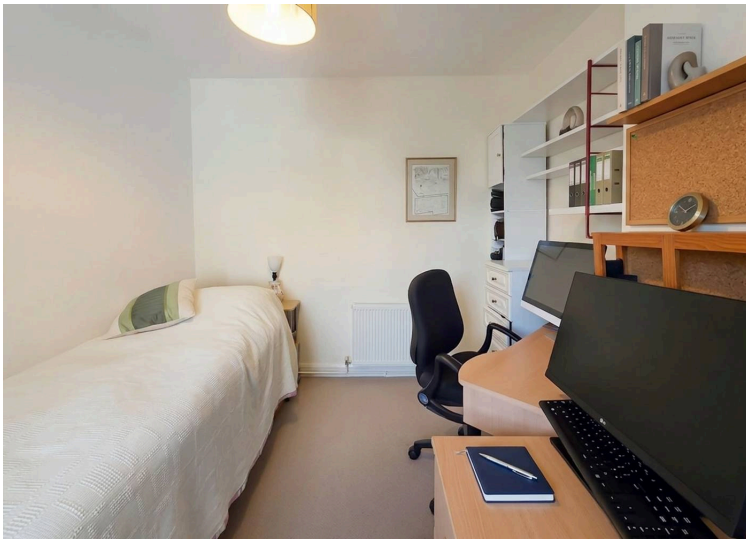
Chain-free detached three-bedroom chalet bungalow • Flexible accommodation with bedrooms and bathrooms on both floors • Ground-floor main bedroom with en-suite wet room • First-floor accommodation with its own entrance Additional upstairs room ideal as a home office • Spacious kitchen/dining room with direct garden access • Separate lounge and sun room with insulated roof • Mature west-facing rear garden with fruit trees and patio areas • Off-road parking for two vehicles and a garage • Tucked-away Poets Corner setting, within walking distance of the village, beach and Mewsbrook Park



Offered to the market **chain free**, this detached three-bedroom chalet bungalow provides bright, spacious and notably flexible accommodation over two floors. Tucked away on a small spur of just four properties off The Crescent, it offers a home that can adapt to a variety of needs, from ground-floor living to accommodating guests, extended family or working from home. The ground floor features two bedrooms, with an en-suite wet room serving the main bedroom, alongside a separate bathroom. Having both bedrooms and bathroom facilities on this level gives buyers the option of everyday living entirely on the ground floor, while retaining valuable additional space upstairs. The generous kitchen/dining room forms the heart of the home, with direct access to the west-facing rear garden making it an inviting setting for everyday meals and entertaining. The sun room, which benefits from an insulated roof, provides another space to relax and enjoy the garden outlook. A separate lounge complements these sociable daytime spaces, offering a comfortable retreat for quieter evenings. Upstairs, a further bedroom and bathroom are accompanied by an additional room ideally suited to a home office or hobbies room. This floor also benefits from its own entrance, giving it a sense of independence. The current owners use the upstairs accommodation for holiday letting, demonstrating the flexibility of the layout, while buyers may equally appreciate the separation it offers for visiting family or guests. Outside, the mature west-facing rear garden combines fruit trees, lawn and patio areas, providing space for gardening, outdoor dining and enjoying the afternoon and evening sunshine. To the front, there is off-road parking for two vehicles, together with a garage. The Crescent forms part of Rustington's popular Poets Corner area, to the south-west of the village centre. The village's shops, cafés and everyday amenities are within walking distance, as are the seafront and Mewsbrook Park, making this an appealing setting for enjoying life by the coast. The property's position on a small spur adds to its tucked-away feel, with access via an unadopted road.

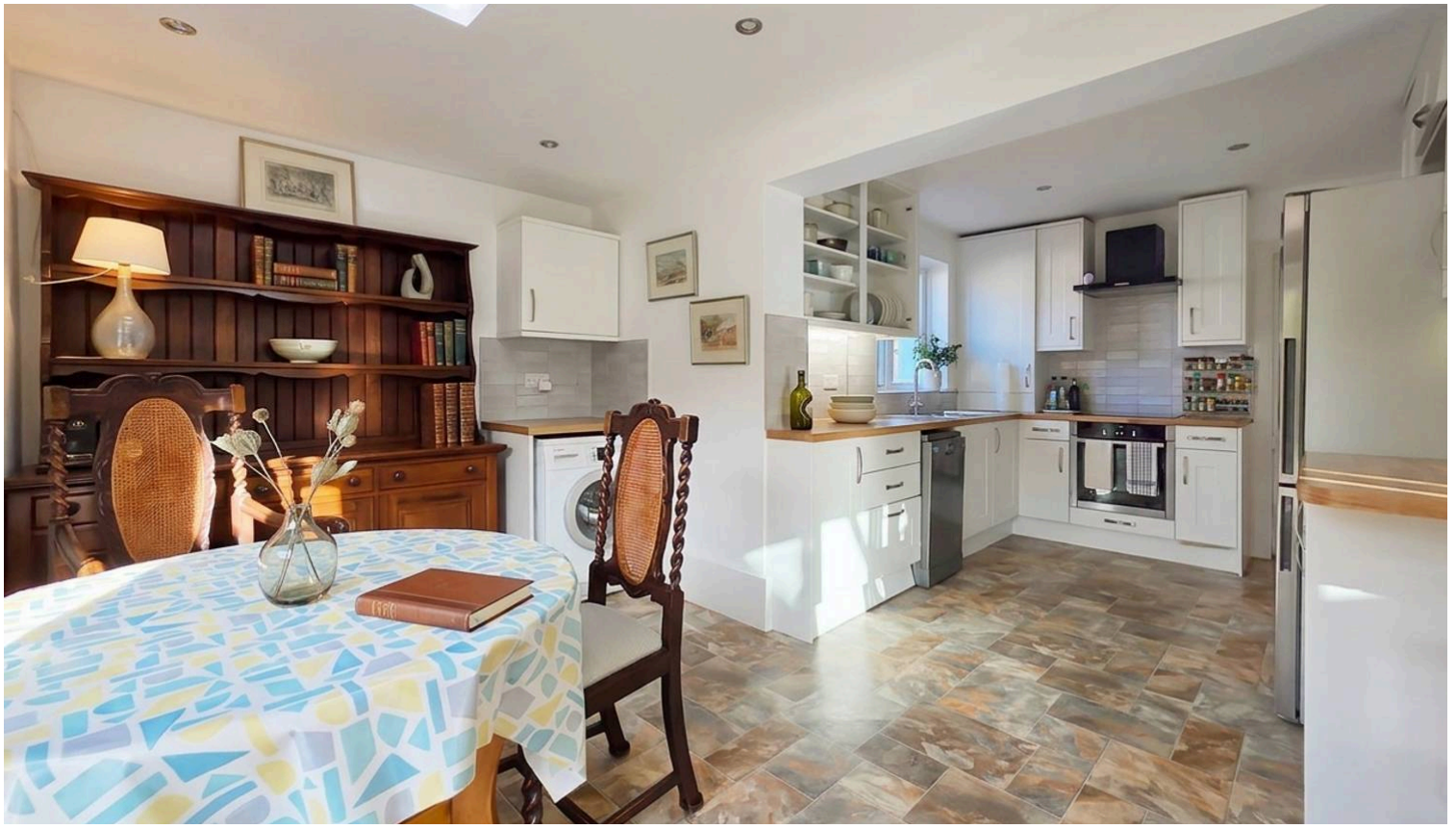












Kitchen
9' 4" x 8' 10" (2.85m x 2.70m)

Lounge
14' 8" x 12' 4" (4.46m x 3.75m)

Dining Room
14' 8" x 8' 10" (4.46m x 2.68m)

Bedroom
11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom
11' 0" x 8' 3" (3.35m x 2.52m)

Bedroom
12' 10" x 9' 3" (3.92m x 2.81m)

Sun Room
11' 5" x 10' 0" (3.49m x 3.05m)

Garage
21' 7" x 8' 6" (6.57m x 2.60m)

Family Room
16' 5" x 12' 9" (5.01m x 3.88m)

Tenure: Freehold

EPC Energy Efficiency Rating: C

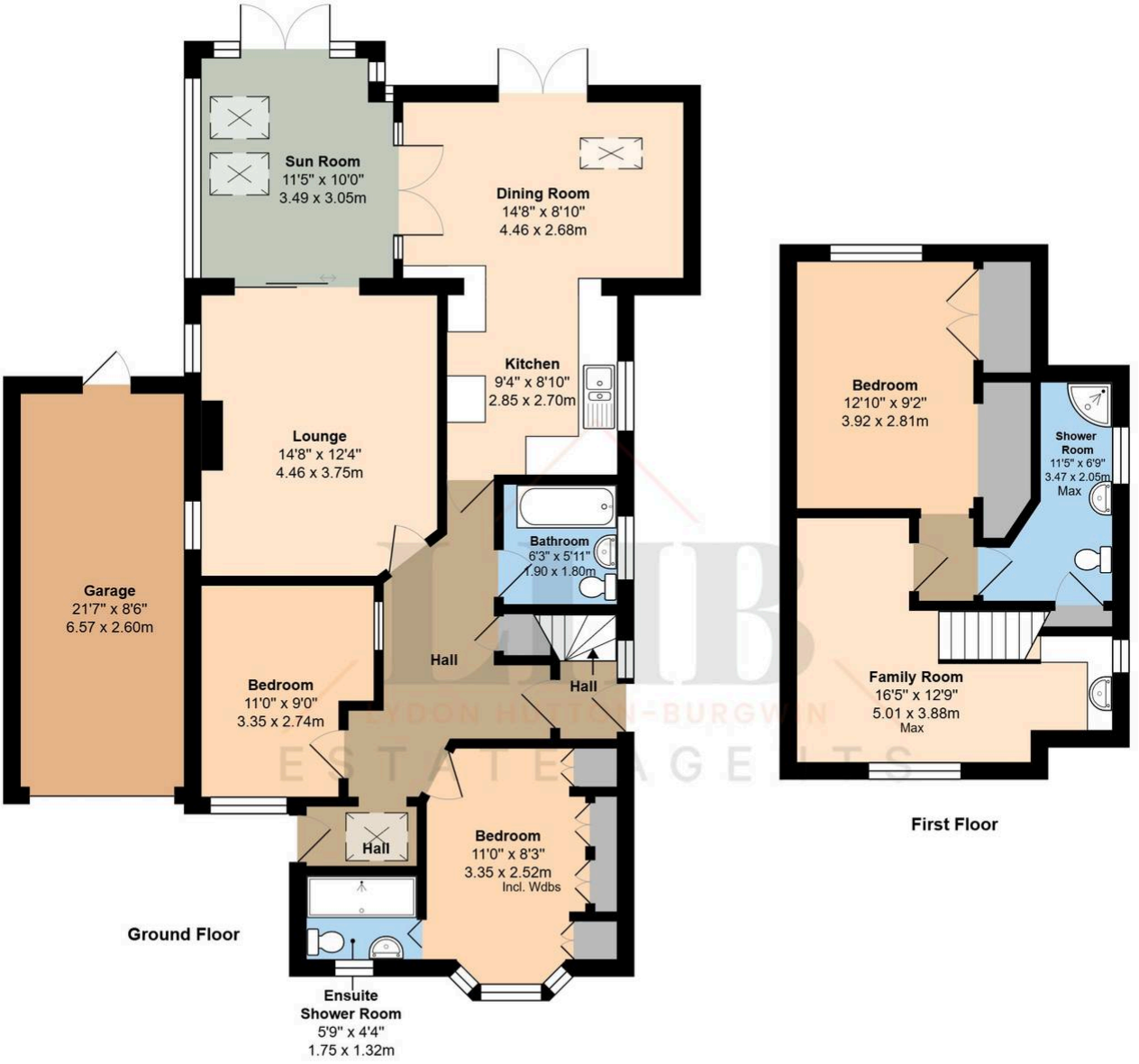
EPC Environmental Impact Rating: C











Total Area: 1570 ft² ... 145.8 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 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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