



Vernon Close, Rustington, BN16 2NR

Freehold

Two Double Bedrooms • Detached Bungalow • Large 110ft Corner Plot • New Kitchen in 2024 • Primary Bedroom with En-Suite & Dressing Area • Garage with Electric Door and Workshop • Separate Summerhouse • Utility Room & Conservatory • Less Than 3 Minutes to Rustington Village • Approx. 1444 sq. ft (134 sq. m)

Cooper Adams

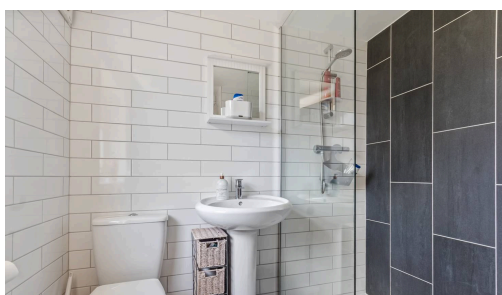
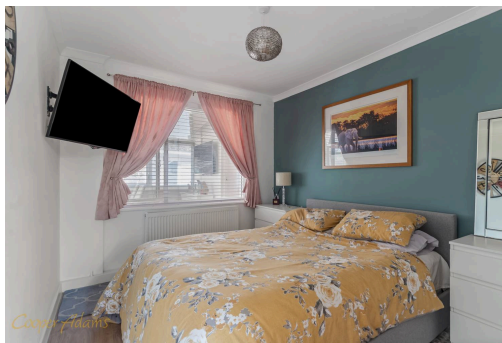
A detached two-bedroom bungalow occupying a substantial 110ft corner plot, situated less than a three-minute walk from Rustington village and its range of shops, cafés and amenities. The property features a modern kitchen refitted in 2024 with integrated appliances, alongside a separate dining room overlooking an enclosed patio area leading through to the rear garden. Off the dining room is a utility room and a south-facing conservatory providing additional reception space. Both bedrooms are doubles, with the primary bedroom benefiting from an en-suite shower room and adjoining dressing area. A separate bathroom serves the remaining accommodation, while the dual-aspect living room includes a feature electric fireplace. Externally, the property offers generous outdoor space with off-road parking for multiple vehicles, a detached garage with electric door and adjoining workshop area, as well as a separate summerhouse within the south-facing garden.

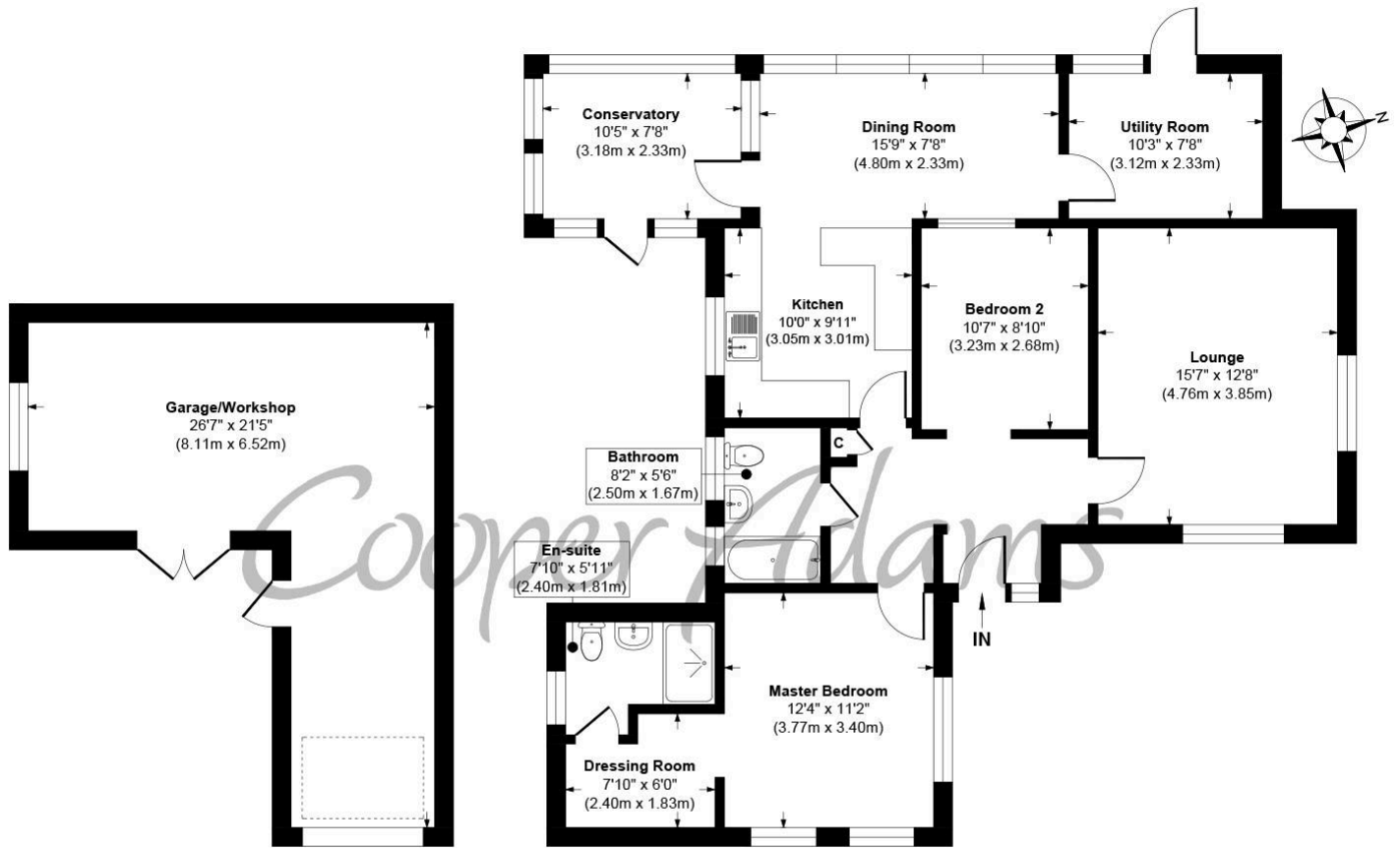
On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.





Garage
Approximate Floor Area
353 sq. ft
(32.79 sq. m)

Ground Floor
Approximate Floor Area
1091 sq. ft
(101.40 sq. m)

Vernon Close, Rustington
Approx. Gross Internal Floor Area 1444 sq. ft / 134.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

Council Tax band: D, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com