



Chaucer Avenue, Rustington, BN16 2PG

Freehold

A Two Bedroom Chalet Bungalow • Semi-Detached • Open-Plan Kitchen/Living Areas • Driveway • Underfloor Heating • Contemporary Kitchen and Bathrooms • Located Within Half a Mile to Rustington Beach • Approximately 15 Minute Walk to Rustington Village • Approx. 1087 sq. ft (101 sq. m)

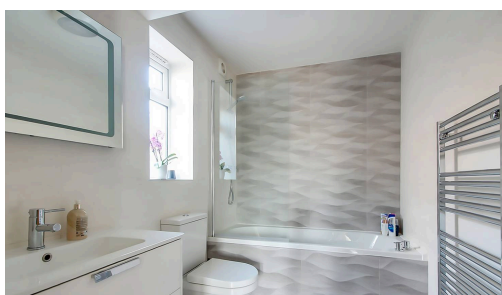
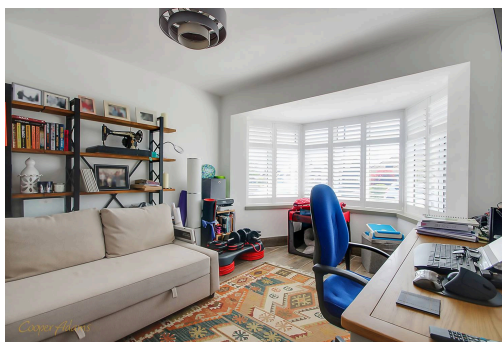
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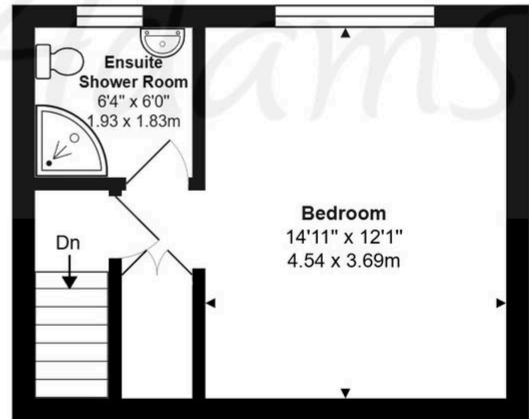
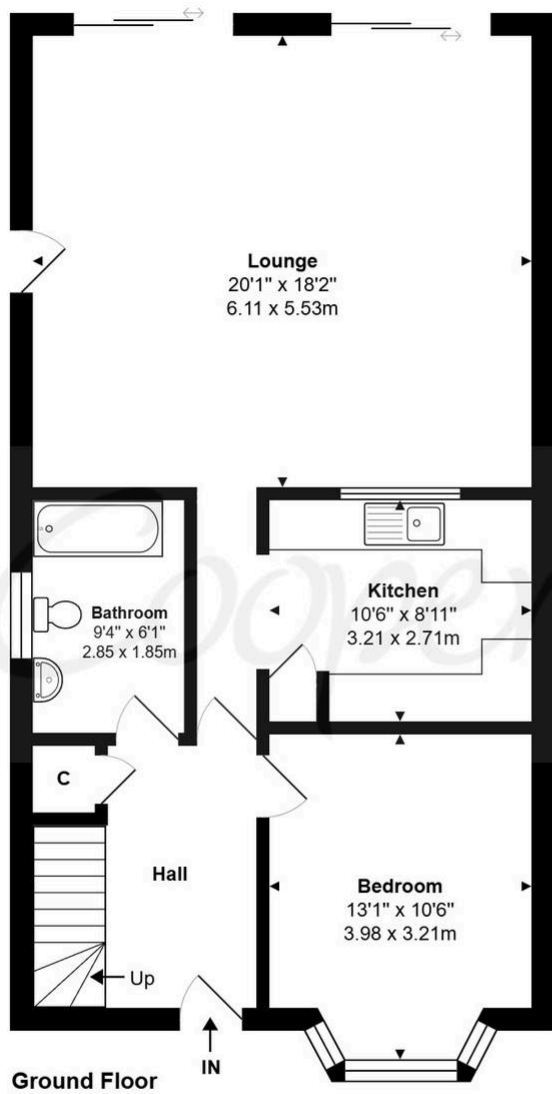
This two bedroom semi-detached chalet bungalow offers a thoughtfully arranged layout designed around everyday living. The ground floor centres around a generous open-plan lounge and kitchen space, providing distinct yet connected areas for cooking, dining and relaxing, complemented by underfloor heating throughout this level. The kitchen and bathrooms have been finished in a clean, updated style, and the ground floor also includes a double bedroom and a main family bathroom. Upstairs, the primary bedroom benefits from its own en-suite shower room, creating a private and self-contained space. Externally, there is a driveway providing off-road parking, and the property is positioned within approximately half a mile of Rustington beach, while Rustington Village can be reached on foot in around 15 minutes, offering a range of shops, amenities and transport links.



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.





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Total Area: 1087 ft² ... 101.0 m²

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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Council Tax band: C, EPC Energy Efficiency Rating: C

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