

## 6 Fircroft Crescent, Rustington – BN16 3HP

£460,000 Freehold

Detached bungalow in popular Rustington location • Two well-proportioned double bedrooms • Spacious conservatory overlooking the rear garden • Refitted modern kitchen and bathroom • Private driveway leading to garage • Manageable rear garden, ideal for low-maintenance living



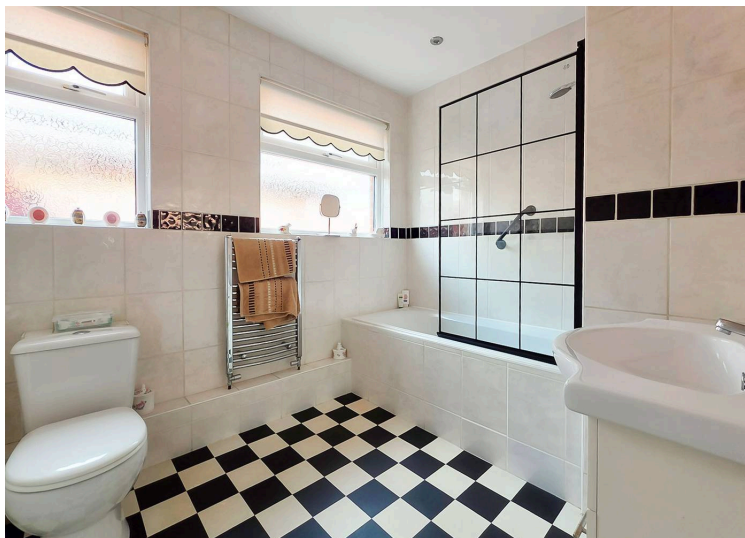
Tucked away within a popular residential position to the north-east of Rustington village, this beautifully presented detached bungalow offers a superb balance of a convenient location and generous living space. The property is well presented throughout the accommodation flows well, with a welcoming entrance hall leading through to a bright and well-proportioned lounge. Two double bedrooms, a spacious kitchen and large conservatory. The spacious conservatory, which adds a fantastic additional reception space. Flooded with natural light and enjoying views over the rear garden, it's an ideal setting for both relaxing and entertaining all year round. Both bedrooms are comfortable doubles, offering excellent proportions and flexibility, whether for guests, a home office. The modern bathroom is well-appointed with modern fittings and is complete with a shower over the bath.

Outside, the property continues to impress. A private driveway leads to a garage, providing secure parking and storage, while the rear garden is a manageable size perfect for those seeking an easy-to-maintain outdoor space without compromising on enjoyment. Rustington village is just a short distance away, offering a great mix of independent shops, cafés, and everyday amenities, alongside larger stores including Sainsbury's. Excellent local bus routes are nearby, and the seafront, parks, and coastal walks are all within easy reach—ideal for making the most of this sought-after coastal setting. A fantastic opportunity to secure a detached bungalow in a well-regarded location, early viewing is strongly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Lounge**  
15' 0" x 11' 2" (4.57m x 3.40m)

**Kitchen**  
13' 5" x 11' 1" (4.09m x 3.38m)

**Conservatory**  
8' 9" x 18' 9" (2.67m x 5.72m)

**Bedroom 1**  
14' 0" x 11' 2" (4.27m x 3.40m)

**Bedroom 2**  
12' 2" x 11' 2" (3.71m x 3.40m)





## Floor Plan

Approx. 93.5 sq. metres (1006.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.