20 Shirley Close, Rustington - BN16 2EG

OIEO £675,000 | Freehold

Beautifully Refurbished Detached Bungalow • Quiet Cul-De-Sac In The Zachary Merton Area • Three Well-Proportioned Bedrooms • Stunning Open-Plan Kitchen/Dining/Living Space • Separate Lounge/Snug With Glazed Doors • West-Facing Landscaped Rear Garden • Carriage Driveway & Garage • Stylish Bathroom & Separate Second WC • Close To Rustington Village & Seafront • Offered To The Market Chain Free

20 Shirley Close is a beautifully refurbished detached bungalow, positioned in a quiet cul-de-sac within the sought-after Zachary Merton area of Rustington, close to both the village centre and seafront. Offered to the market chain free, this is a superb turnkey home where the finish, layout and location all work together beautifully. The property has been comprehensively updated throughout, creating a bright, stylish and easy-to-live-in home that is ready to enjoy from day one. The semi open plan living area of this bungalow is the impressive open-plan kitchen, dining and living space. Designed with modern living in mind, this room is filled with natural light thanks to the full-width glazing overlooking the west-facing rear garden. The shaker-style kitchen is beautifully finished, offering a timeless yet contemporary feel, while the dining and living areas create the ideal space for everyday life and entertaining. A separate lounge/snug sits just off the main living space, connected by contemporary glazed doors which allow the light to continue through the home while still giving the option of a quieter, more relaxed reception room. This gives the property a lovely balance between open-plan living and separate space when needed. The accommodation continues with three well-proportioned bedrooms, all finished with new carpets, along with a stylish fully tiled bathroom fitted with a large walk-in shower. There is also the added benefit of a separate second WC, ideal for day-to-day practicality and visiting guests. The attention to detail can be felt throughout the home, with herringbone-style LVT flooring running through the hallway, kitchen and dining areas, complemented by soft carpets in the bedrooms and lounge/snug. Every part of the refurbishment has been carefully considered to create a calm, modern and welcoming home. Outside, the west-facing rear garden has been landscaped to provide a private and manageable space to enjoy. With afternoon and evening sun, it is ideal for relaxing, entertaining or simply making the most of the coastal lifestyle. To the front, the property benefits from a carriage driveway, providing excellent parking, together with a garage. Shirley Close itself is a quiet and established cul-de-sac, with a walkway at the bottom of the road leading towards the beach. Rustington village is within a mile and offers an excellent range of shops, cafés, restaurants, doctors, dentists and everyday amenities.

Kitchen
12' 2" x 8' 4" (3.72m x 2.55m)
Sitting / Dining Room
26' 7" x 8' 11" (8.09m x 2.73m)

Lounge
21' 5" x 14' 6" (6.53m x 4.43m)

Bedroom 1
11' 3" x 9' 5" (3.44m x 2.88m)

Bedroom 2
13' 0" x 8' 9" (3.95m x 2.67m)

Bedroom 3
13' 2" x 11' 2" (4.02m x 3.41m)

Wc
8' 9" x 3' 0" (2.67m x 0.92m)

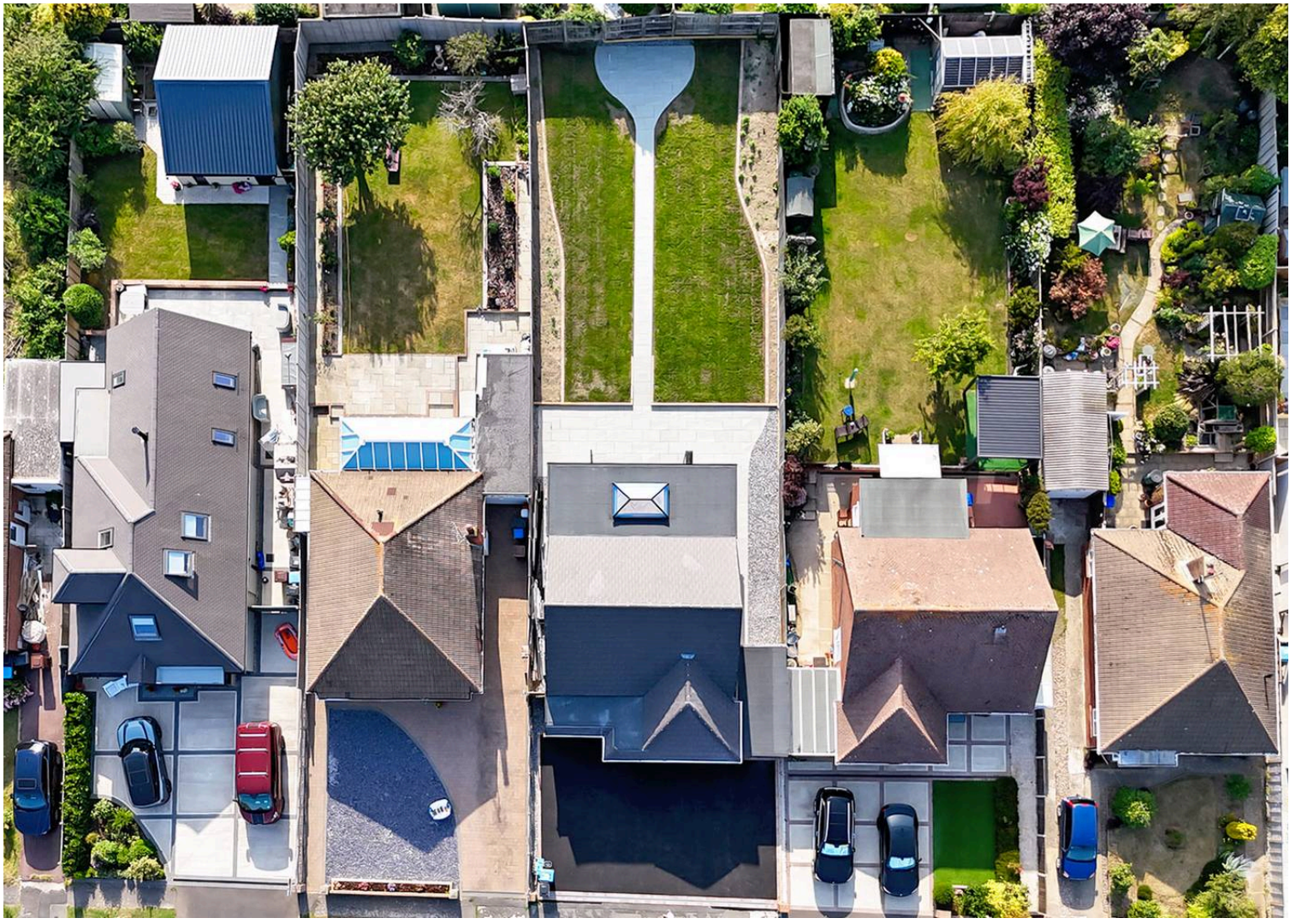
Shower Room
8' 9" x 6' 2" (2.67m x 1.88m)

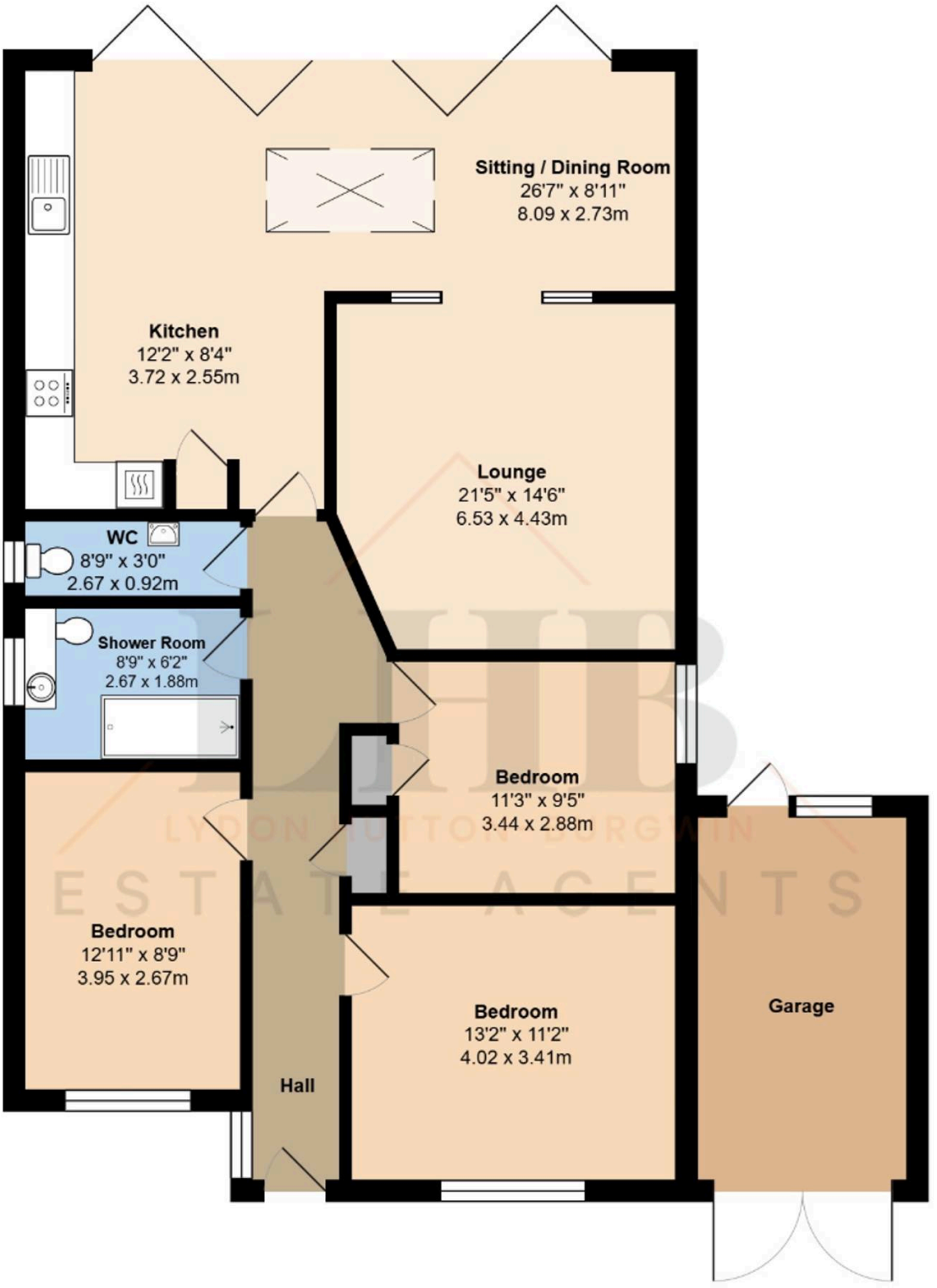
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Total Area: 1217 ft² ... 113.0 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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