



26 Meadway, Rustington, West Sussex

Freehold

Guide Price £850,000

## 26 Meadway

Rustington, Littlehampton

Beautifully Refurbished Detached Bungalow – Rustington Beautifully refurbished and presented in immaculate condition throughout, this exceptional two-bedroom detached bungalow offers spacious and flexible single-level living, a wonderful south-facing garden, a double garage and generous driveway parking.

The accommodation has been thoughtfully arranged to combine modern comfort with practical everyday living. At the heart of the home is a spacious living and dining area, centred around a contemporary feature fireplace. French doors open into the conservatory, creating a natural extension of the main reception space and allowing the house and garden to connect beautifully.

The impressive modern kitchen has been finished with sleek cabinetry, integrated appliances, a double oven and tiled flooring. Skylights and large windows fill the room with natural light while providing an attractive outlook across the garden. Both bedrooms are generous doubles. The principal bedroom benefits from its own en-suite bathroom, while the second bedroom features a bay window and fitted wardrobes.





Both bathrooms are presented in contemporary, neutral tones, complemented by modern fittings and heated towel rails. The family bathroom features a generous sized bath with an overhead shower, while the en-suite offers the convenience of a walk-in shower.

One of the home's greatest strengths is the amount of additional living space it provides. Alongside the main living and dining room are a conservatory and separate garden room, both overlooking the rear garden. There is also a dedicated work area with built-in desk space, together with a useful home office positioned behind the double garage — ideal for anyone working from home, pursuing a hobby or requiring additional separation from the main accommodation.

The bungalow has been comprehensively improved, including new internal doors, double glazing throughout and updated electrics with a new consumer unit. The result is a stylish and comfortable home that is ready to move straight into. Outside, the beautifully landscaped front garden creates an excellent first impression, with established shrubs, colourful planting and an attractive patio area. A spacious driveway provides ample off-road parking and leads to the double garage.





The private south-facing rear garden is a particular highlight. A generous patio provides the perfect setting for outdoor dining and entertaining, with a well-kept lawn beyond. Mature shrubs, seasonal flowers and established trees create an attractive outlook and a wonderful sense of privacy.

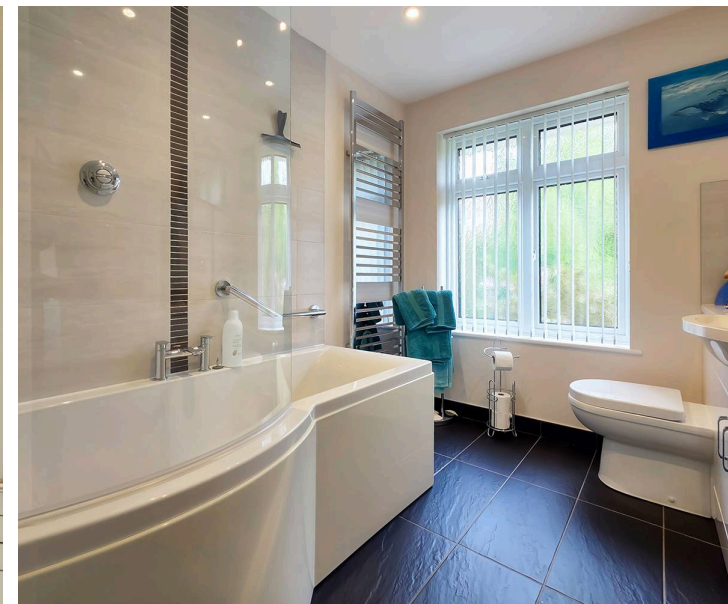
Rustington is a highly regarded coastal village with an excellent range of shops, cafés, restaurants and everyday amenities. The nearby beach provides the perfect setting for peaceful walks, while golf, sailing and a variety of leisure facilities can all be enjoyed locally. With its immaculate presentation, generous accommodation and beautifully established garden, this outstanding bungalow offers a rare opportunity for buyers seeking flexible single-level living in a sought-after Rustington location.

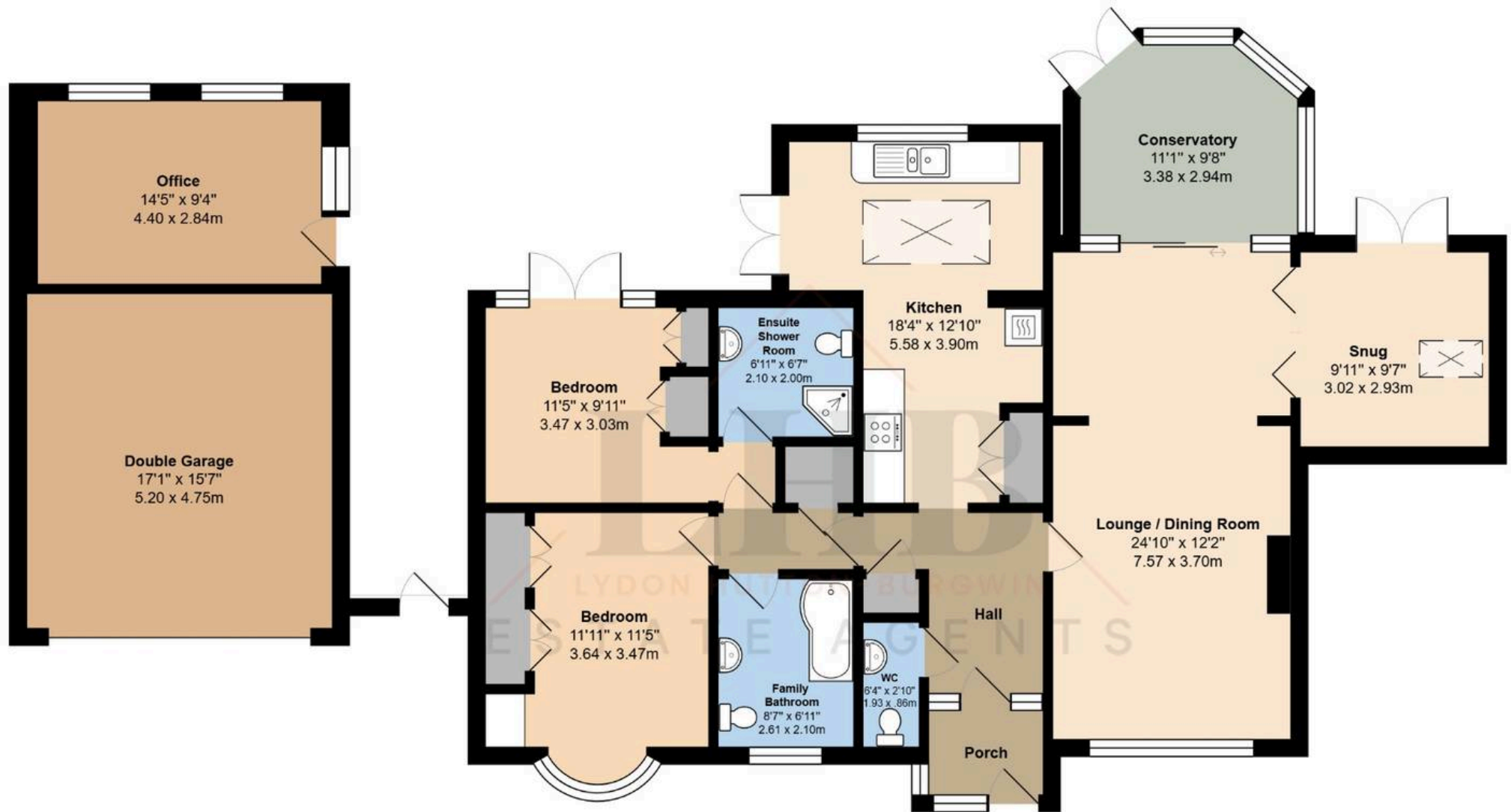
Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern kitchen with integrated appliances
- Spacious open plan living area
- Abundant natural light throughout
- Conservatory with garden access
- Landscaped private garden
- Patio area for outdoor entertaining
- Double garage with off-road parking
- Modern bathrooms with walk-in shower and corner bath
- Private "Sea Estate" Location





Total Approx. Floor Area 1703 ft² ... 158.2 m² (Includes Double Garage & Office)

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 any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Prepared by 1st Image 2026

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