Westlands, Rustington, BN16 3NW

Freehold

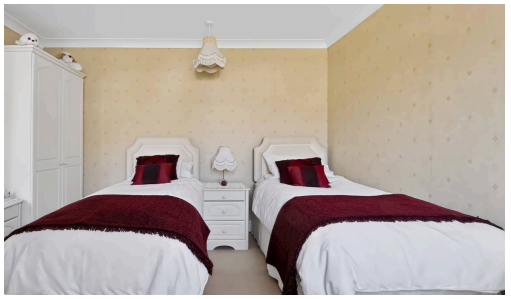
Four Double Bedrooms • Detached Bungalow • Garden Room & Orangery • En-suite to Primary Bedroom • Large South-Facing Garden • Garage, Driveway & Car Port • Family Bathroom with Separate Shower & Bath • Half a mile to Rustington Village • Approx. 2220 sq. ft (206.3 sq. m)

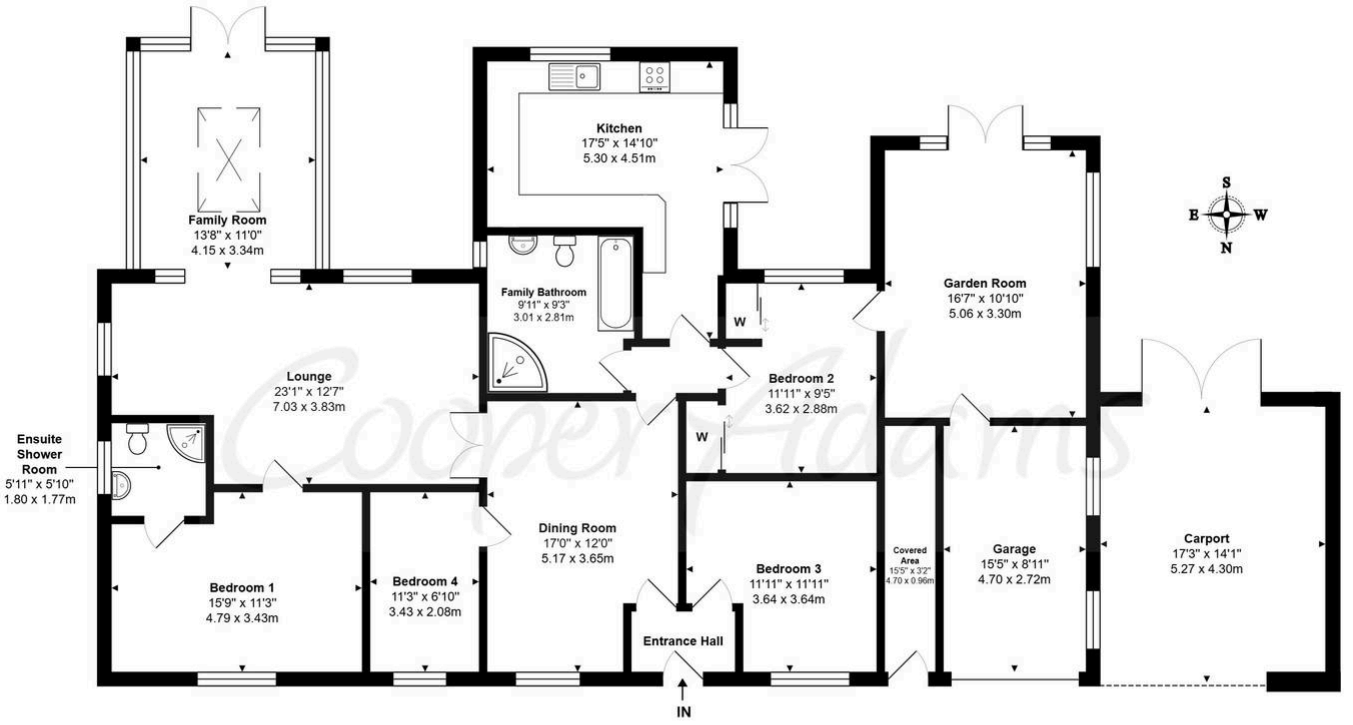
Cooper Adams

This four-bedroom detached bungalow offers a range of separate living spaces, including a spacious 23ft lounge with feature log burner, separate dining room, a contemporary kitchen with partially integrated appliances and a family room/orangery overlooking the garden. The orangery was added approximately three years ago, providing additional space for family life, dining or entertaining. There are four double bedrooms, with the primary bedroom benefiting from an en-suite shower room and the secondary featuring built-in wardrobes. The large family bathroom includes both a separate shower and bath. Outside, the property has a large south-facing rear garden, with outdoor lighting and power providing flexibility for evening use and outdoor activities. The garden also includes the garden room, while to the front there is a driveway, garage and car port, providing plenty of parking and storage. The property is located approximately half a mile from Rustington Village, with its shops, cafés and everyday amenities, while the seafront and greensward are also within easy reach.

The front of the property has a lawned garden enclosed by a small picket fence, with a path leading to the front door. To the right, there is a driveway with space for two cars, alongside a car port providing further parking. There is also a garage with an electric door.

The rear garden can be accessed directly from the car port, with gates separating the parking area from the garden. The garden is mainly laid to lawn, with flower beds positioned throughout, providing space for seasonal planting. There are two sheds for additional storage, as well as a potting shed for gardening equipment. The garden also benefits from an outdoor power supply and lighting. Along the rear of the property, there is a paved patio area, providing space for outdoor dining during the warmer months. All measurements are approximate.





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Total Area: 2220 ft² ... 206.3 m² (Includes Covered Area, Garage & Carport)

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: E, EPC Energy Efficiency Rating: D

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