

## 20 Barnsite Gardens, Rustington, Littlehampton, BN16 3QJ

Asking Price £350,000

- Semi Detached Chalet Bungalow In Popular Residential Area
- Ground Floor WC & Separate First Floor Shower Room
- 12'9 Garden Room
- Vacant Possession & Chain Free
- 18'9 Master Bedroom
- Popular Location within Walking Distance to Rustington Village & Amenities
- 15'4 Integral Garage & Further Driveway Parking
- 15'6 Lounge
- 0.8 Miles from Seafront
- Low Maintenance Rear Garden

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Situated in a charming area of Rustington, this semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms are designed to ensure a restful night's sleep, making it an ideal home for couples or small families.

The bungalow features a thoughtfully designed bathroom, catering to all your daily needs. Its single-storey layout not only enhances accessibility but also promotes a sense of ease in everyday living. The surrounding area is known for its friendly community atmosphere, with local amenities and beautiful coastal walks just a stone's throw away.

This property presents an excellent opportunity for those seeking a tranquil lifestyle in a picturesque setting. Whether you are looking to downsize or searching for your first home, this bungalow in Rustington is sure to impress. Don't miss the chance to make this charming residence your own.



Council Tax Band: C

Tenure: Freehold



**LOUNGE**  
15'6x10'4

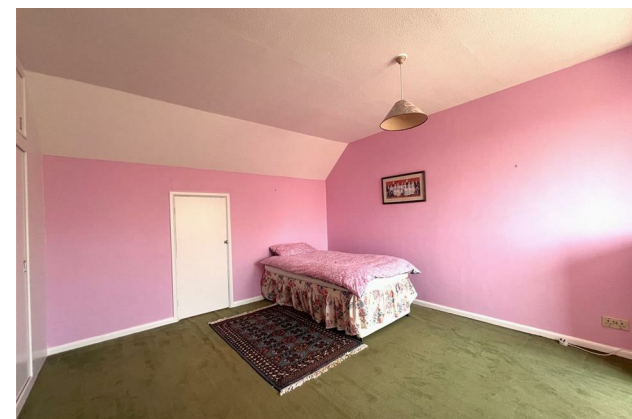
**GARDEN ROOM**  
12'9x8'8

**BEDROOM 1**  
18'9x11'5

**BEDROOM 2**  
11'5x9'9

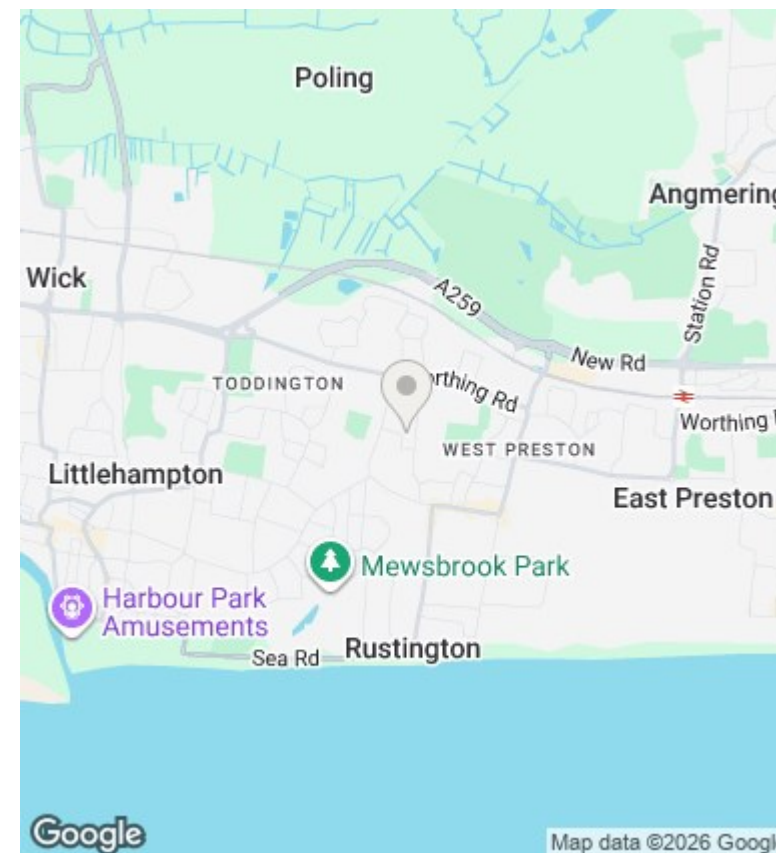
**INTEGRAL GARAGE**  
15'4x8'5

**BATHROOM**  
6'3x5'9





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.