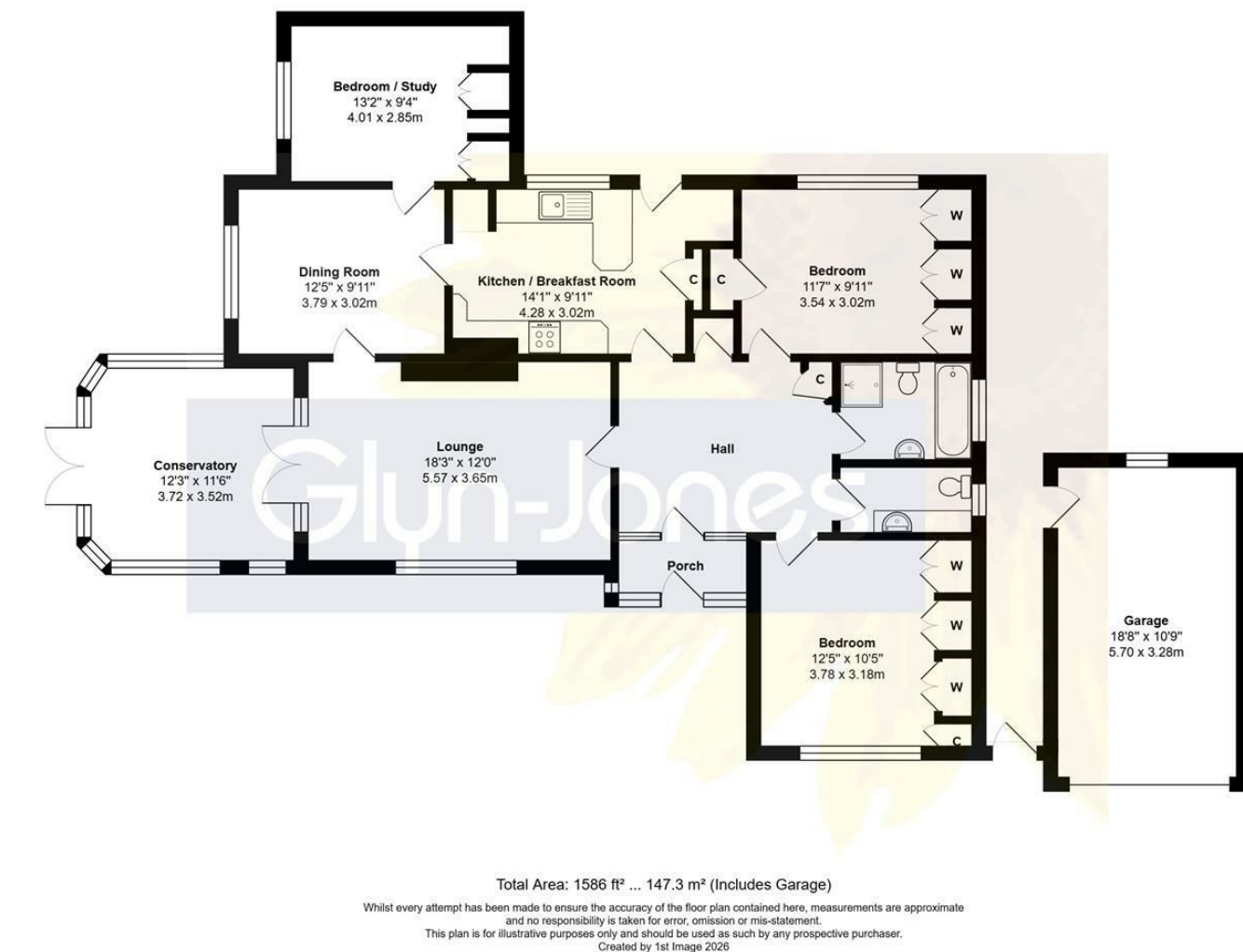




TENURE - Freehold

Council Tax Band: E
Energy Performance Rating: D

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Glyn-Jones & Company
Rustington Office Sales
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26 Ruston Park, Rustington BN16 2AD

£625,000 - Freehold

Glyn-Jones



- Spacious Detached Bungalow
- Lounge & Separate Dining Room
- Kitchen/Breakfast Room
- Bathroom/w.c & separate w.c
- Private Driveway Garage
- Sought After Ruston Park
- Two/Three Double Bedrooms
- Conservatory
- Private Gardens
- No Onward Chain

Located in the heart of the ever-popular Ruston Park, this spacious detached bungalow occupies a prominent corner plot within this popular road. Offering generous living accommodation throughout, this property is perfect for those seeking a home with excellent potential to personalise and modernise to individual taste. Upon entering, you are greeted by a substantial entrance hall that sets the tone for the rest of this appealing home. The bright and airy lounge opens into a conservatory that enjoys views of the rear garden. The well-proportioned kitchen/breakfast room leads directly into a separate dining room. Featuring three bedrooms, with the versatile third bedroom conveniently situated off the dining room – perfect as a home office or guest room – this bungalow provides flexible options to suit your lifestyle. The property also includes a family bathroom, an additional separate W.C, and a large loft space, offering plenty of storage or scope for future development (subject to the necessary consents). Outside, the bungalow enjoys enclosed gardens to three sides, beautifully stocked with an array of mature shrubs and screened by hedging for privacy. The private driveway leads to a detached garage, providing ample off-street parking.

Ruston Park is conveniently situated for access to Rustington's picturesque seafront/greensward (approx. 0.5 miles), together with its comprehensive village centre that encompasses a vast range of shops, cafes, and restaurants (approx. 1-mile). Many other useful amenities, including two doctor's surgeries, Station Parade shops, can be found within an approximate 0.5-mile radius, whilst public transport connections are also located nearby, with several bus routes operating along Station Road, plus Angmering mainline railway station, which is situated within 0.75-mile.



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