



6 Ingram Close, Rustington – BN16 3NZ

£610,000 Freehold

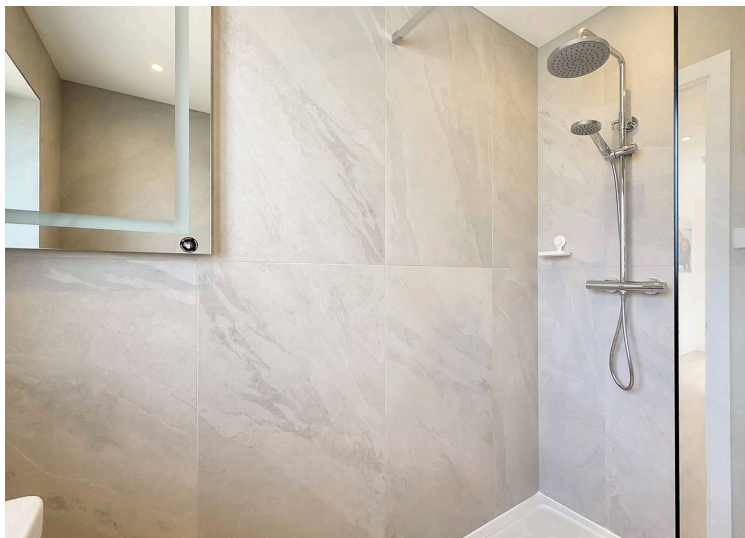
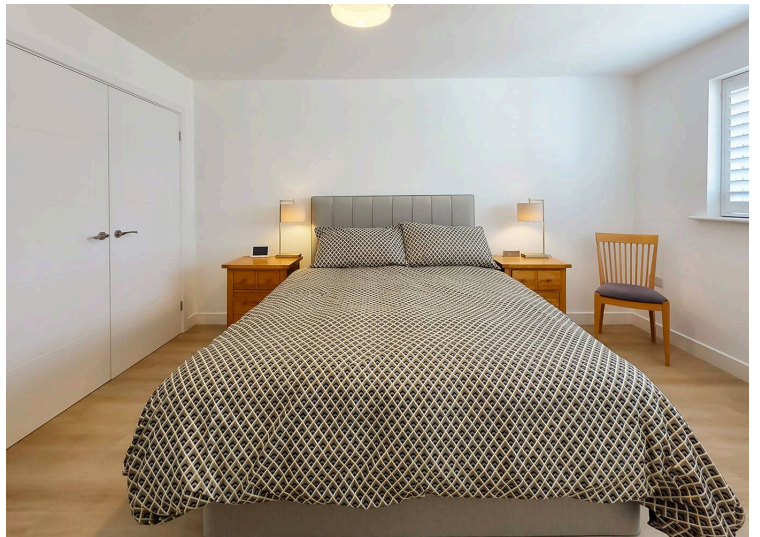
Fully refurbished detached bungalow – true “turn-key” condition • Two double bedrooms with built-in wardrobes
• High-spec kitchen with integrated Bosch, Hotpoint & Hoover appliances • Underfloor heating & Amtico flooring throughout main living areas • Landscaped front & rear gardens with private driveway & garage • Prime central Rustington location, moments from village & amenities



Tucked away within a quiet cul-de-sac in the very heart of Rustington, this beautifully refurbished two-bedroom detached bungalow is a true “turn-key” home, offering a high-quality finish throughout with a clean, modern feel while retaining the practicality so many buyers are looking for. Positioned just moments from the village centre, local bus routes and doctors’ surgery, Ingram Close remains one of Rustington’s most sought-after locations, particularly for those looking to downsize without compromising on convenience or lifestyle. The accommodation is well balanced, comprising two generous double bedrooms, both with built-in wardrobes, a spacious lounge to the front, and a stylish kitchen to the rear complete with integrated appliances. The kitchen flows seamlessly into a large conservatory, creating an excellent additional reception space overlooking the garden. A modern shower room is complemented by a separate WC, adding further practicality. What truly sets this home apart is the level of refurbishment carried out by the current owners.

The property has undergone a comprehensive programme of works including a full electrical rewire, new UPVC windows (Agate Grey), a new Worcester combi boiler, underfloor heating with individual room controls to each room and a new water main. Internally, the finish is equally impressive, with a newly fitted kitchen featuring Hotpoint, Bosch and Hoover appliances, fully tiled bathroom, , and Amtico LVT flooring running through the main living areas and bedrooms. Externally, the property enjoys its own private plot with both front and rear gardens, designed for ease of maintenance while still offering enjoyable outdoor space. The gardens have been newly landscaped with fresh lawns, a newly laid patio, updated pathways and a new front boundary wall. A garage with a new electric roller door and private driveway provide excellent parking and storage, while new side gates complete the finish.

For buyers seeking a home in a prime village location, with nothing to do but move straight in, this is a standout opportunity.





Conservatory

9' 9" x 9' 6" (2.98m x 2.89m)

Kitchen / diner

13' 9" x 9' 10" (4.19m x 3.00m)

Shower Room

7' 7" x 6' 5" (2.32m x 1.95m)

Bedroom 1

15' 11" x 12' 5" (4.85m x 3.78m)

Bedroom 2

10' 11" x 10' 6" (3.33m x 3.21m)

Lounge

15' 11" x 12' 6" (4.84m x 3.81m)

Garage

21' 0" x 12' 4" (6.39m x 3.75m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







Total Area: 1210 ft² ... 112.4 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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