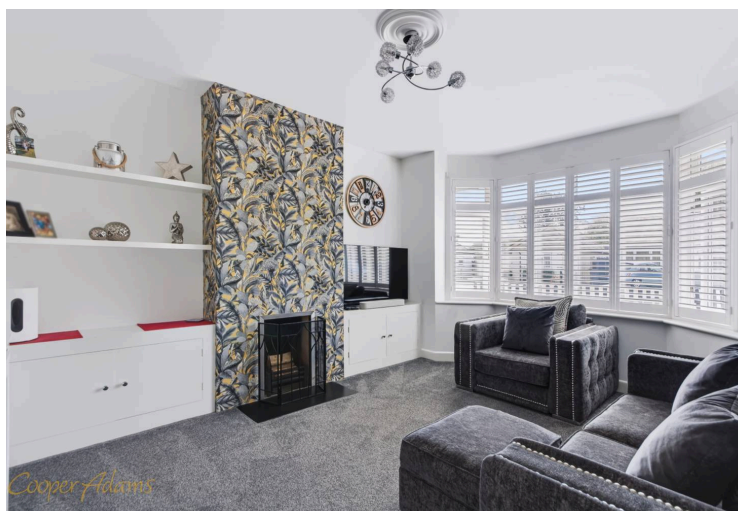




Angmering Way, Rustington, BN16 3RA

Freehold

A Four Bedroom Semi-Detached Chalet Bungalow • No Onward Chain • Newly Installed Kitchen • Secluded Rear Garden • Recently Modernised Throughout • Driveway • Loft Conversion with Primary Bedroom and Large En-Suite • Family Bathroom with Separate Shower & Bath • Easy Access to Angmering Station, A259 & A27 • Approx. 1213 sq. ft (112.7 sq. m)

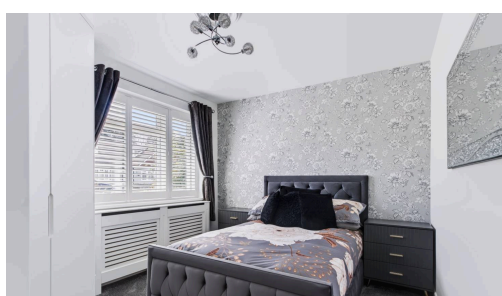
Cooper Adams

Offered for sale with no onward chain, this four-bedroom semi-detached chalet bungalow has been updated throughout, including a newly fitted kitchen, contemporary bathrooms and a loft conversion creating a spacious primary bedroom with its own en-suite. The accommodation is arranged over two floors, offering flexibility for families, those working from home or anyone looking for adaptable living space. The lounge benefits from a bay window overlooking the front of the property and a feature fireplace, while the stylish kitchen/diner has been recently refitted with integrated appliances and provides direct access to the rear garden. Along the hallway there are two double bedrooms and a snug/single bedroom, with French double doors out into the garden. There is also the contemporary family bathroom, featuring a separate bath and shower, sink and WC. The first floor is dedicated to the primary bedroom, measuring over 17ft in length and complemented by a generous en-suite bathroom, creating a private space away from the rest of the home. Outside, the rear garden is enclosed by mature trees and established planting, providing a good degree of privacy, with areas of lawn and patio for dining and relaxing. To the front, the driveway provides off-road parking for two cars.

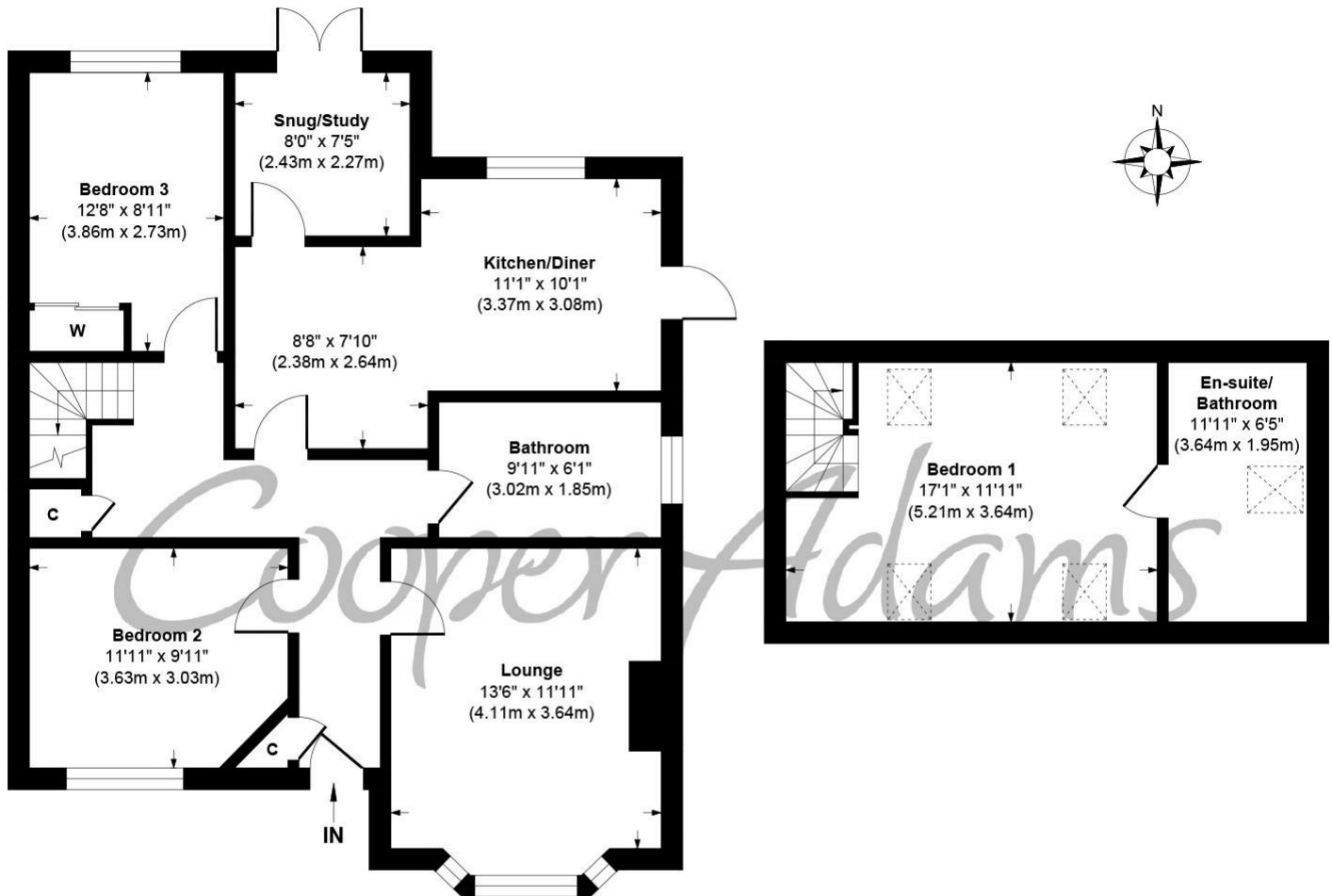


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Cooper Adams



Council Tax band: B, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 952847172.

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