

£685,000

Mariners Walk

Littlehampton, BN16 2ER

## PROPERTY SUMMARY

Stunning Fully Renovated Detached Bungalow in Prime Rustington Location.

Situated in one of Rustington's most sought-after residential locations, just a short walk from Rustington Beach, Rustington Village and Waitrose, this beautifully presented two-bedroom detached bungalow has been extensively renovated throughout by the current owners to an exceptional standard, offering stylish, move-in-ready accommodation in a superb coastal setting.

The property has been completely transformed and finished to a high specification with quality fixtures and fittings throughout. The bright and spacious living room is filled with natural light, creating a welcoming and relaxing space, while the impressive open-plan kitchen and dining room has been thoughtfully designed for modern living and entertaining.

Featuring elegant quartz worktops, a range of integrated appliances, ample storage and generous preparation space, the contemporary kitchen creates a sleek and highly functional heart of the home. Both bedrooms are well-proportioned and finished to an excellent standard, making the property ideal for downsizers, professional couples or anyone seeking an immaculate coastal home. The spacious family bathroom has been finished to a high standard and features both a separate walk-in shower and a full-sized bath, offering comfort and practicality.

The beautifully landscaped rear garden offers a private, secluded and non-overlooked retreat, complete with an impressive large-format tiled patio area, perfectly positioned to enjoy sunny mornings with breakfast in the sun. Just moments from the seafront, the location also offers the pleasure of scenic beach walks, making this home ideal for embracing a relaxed coastal lifestyle.

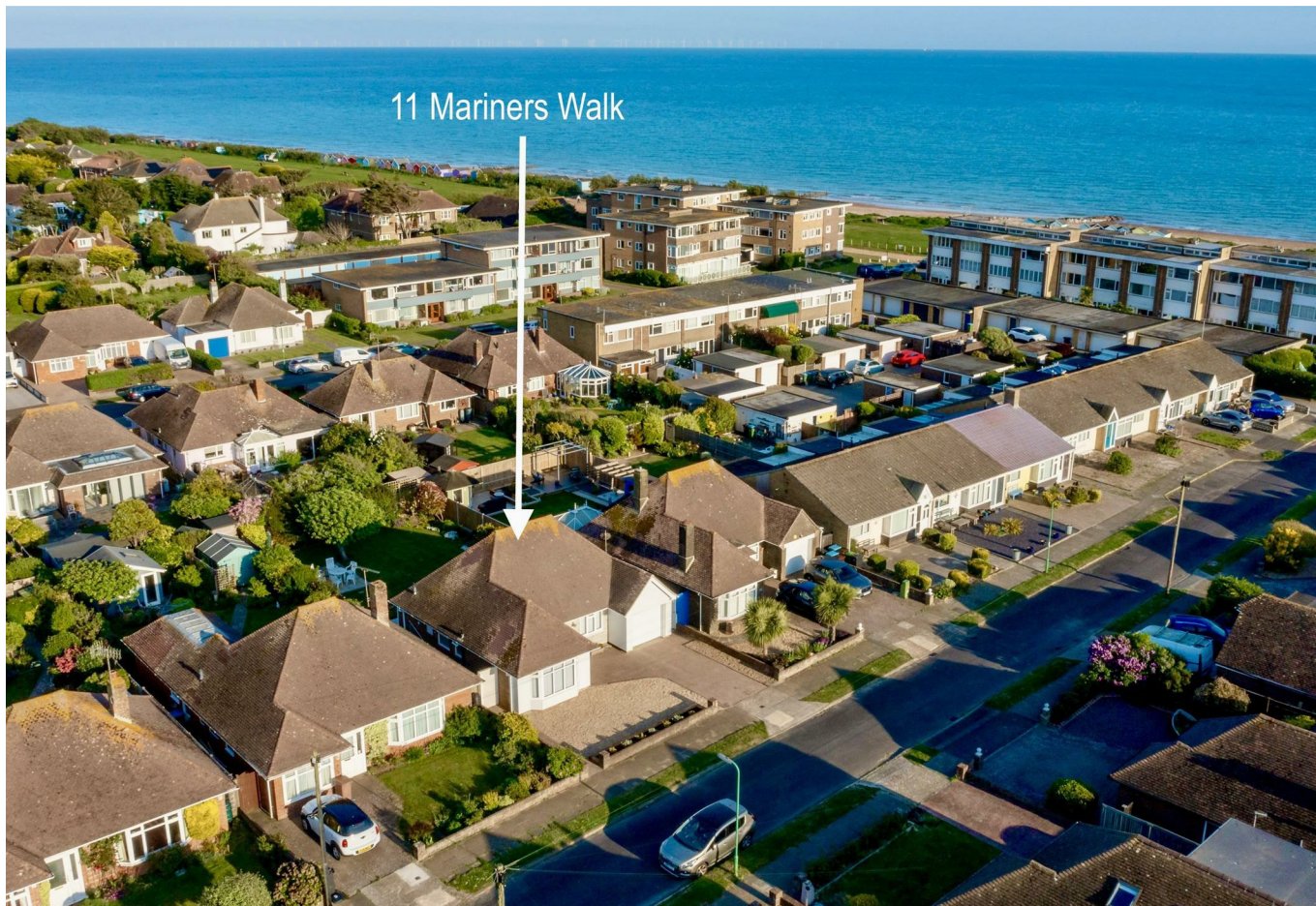
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1



2









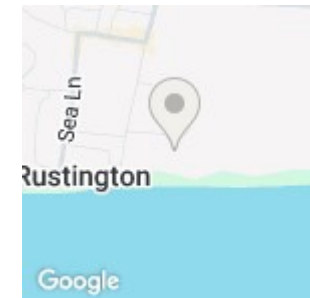


LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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