



## 7 Ruston Park, Rustington – BN16 2AB

£625,000 Asking Price | Freehold

Detached bungalow in a highly sought-after Rustington location • Offered chain free for a smooth and straightforward purchase • Attractive and eye-catching frontage creating a strong first impression • Two double bedrooms, including principal with en-suite shower room and WC • Separate shower room serving the remaining accommodation • Spacious living and dining area with a semi open-plan feel • Generous kitchen/breakfast room with excellent potential to modernise • Private driveway, garage and a beautifully established rear garden, plus scope to extend into the loft (subject to permissions)



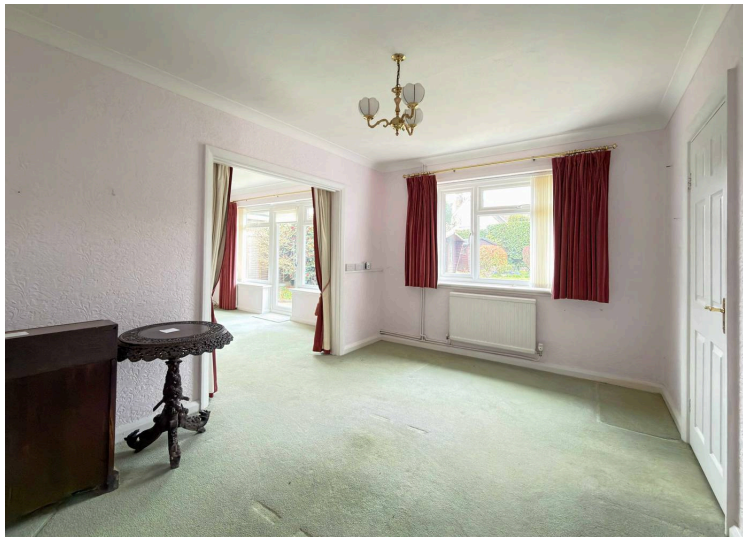
Set within a highly sought-after road in Rustington, this detached bungalow immediately captures attention with its attractive frontage and beautifully presented exterior, creating a striking first impression. Offered chain free, the property provides well-balanced accommodation that is perfectly comfortable for immediate occupation, yet presents an exciting opportunity for a buyer to update and enhance to their own taste.

There is also significant potential to extend into the substantial loft space (subject to the usual planning permissions), making this an ideal long-term home. The current layout comprises two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room and WC, alongside a separate shower room. Living space is both practical and inviting, featuring a distinct yet open-plan living and dining area, complemented by a spacious kitchen/breakfast room.

Outside, a private driveway leads to the garage, while the rear garden is a true highlight - predominantly laid to lawn and framed by mature shrubs and hedging, it offers a wonderfully established and picturesque setting that will delight any keen gardener. Ideally positioned, the property is within easy walking distance of both the seafront and Rustington village centre, offering an enviable coastal lifestyle. The village boasts a wide range of shops, amenities and eateries, along with convenient access to both Waitrose and Sainsbury's supermarkets, making day-to-day living both enjoyable and practical.

Council Tax band: E | Tenure: Freehold

EPC Energy Efficiency Rating: D





**Kitchen**

13' 4" x 10' 4" (4.06m x 3.15m)

**Breakfast Area / Utility**

10' 7" x 7' 0" (3.23m x 2.13m)

**Living Room**

14' 11" x 12' 11" (4.55m x 3.94m)

**Dining Room**

13' 11" x 10' 0" (4.24m x 3.05m)

**Bedroom 1**

12' 11" x 11' 11" (3.94m x 3.63m)

**Bedroom 2**

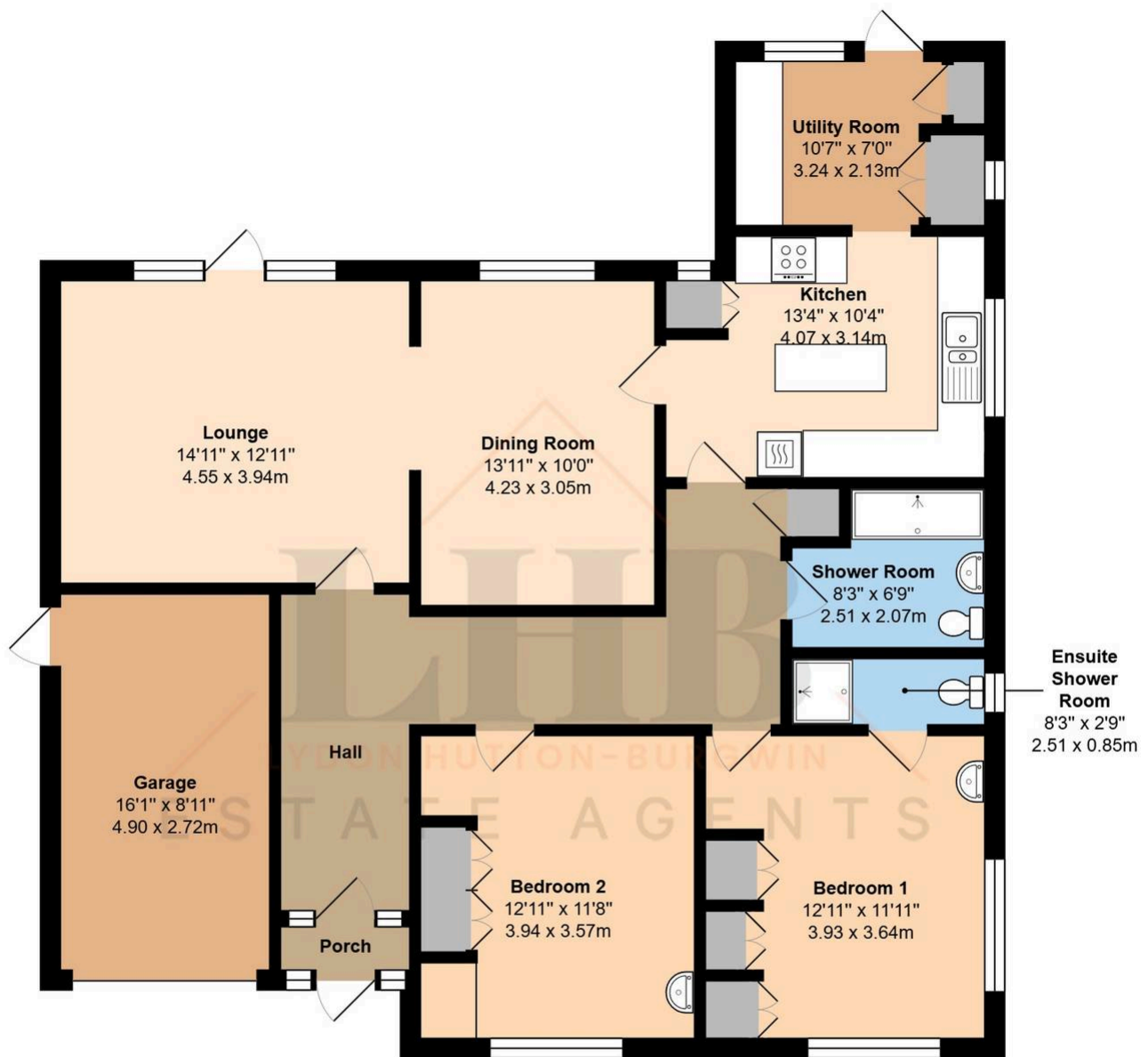
12' 11" x 11' 8" (3.94m x 3.56m)

**Shower Room**

**Ensuite**







**Total Area: 1341 ft<sup>2</sup> ... 124.5 m<sup>2</sup> (Includes Garage)**

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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