

20 Shirley Close, Rustington BN16 2EG

£700,000 - Freehold



- Extended Detached Bungalow
- Three Double Bedrooms
- Separate Lounge
- Additional Independent WC
- Generous West Facing Rear Garden
- Comprehensively Renovated
- Feature Kitchen/Dining/Sitting Room
- Stylish Shower Room/WC
- Attached Garage & Driveway
- EER: C

It is our pleasure to present this significantly extended and recently renovated detached bungalow to the market; offered with the added benefit of NO ONWARD CHAIN.

This exceptional property boasts extremely bright and spacious accommodation, which, in brief, comprises; three double bedrooms; a stunning open-plan kitchen/dining/sitting room encompassing a stylish range of fitted units and integrated appliances, roof lantern, and bifolding doors leading to a landscaped rear garden; separate lounge; contemporary shower room/WC; and a further independent WC.

The aforementioned rear garden is set on a favourable westerly aspect, very well-enclosed, and mainly laid to lawn, with an adjacent paved patio and central pathway. There is also rear access into the attached garage.

Additional attributes include; gas central heating; uPVC double glazing; updated carpets and striking 'herringbone' style LVT flooring; replacement internal doors; and meticulous redecoration throughout.

The situation of the property is a further quality, being approximately equidistant Rustington's comprehensive village centre and its picturesque seafront (0.25-mile).

The situation of the property is a notable benefit, being within an equivalent distance of approximately 0.25 miles from both Rustington's comprehensive village centre and its picturesque seafront.

Public transport links are also conveniently close to hand, with the renowned 701 bus service operating through the village centre, whilst Angmering mainline railway station, with its regular service to London Victoria, can be found in approximately 1.5-miles distance.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

TENURE - Freehold

Council Tax Band: E

Energy Performance Rating: C

AGENTS 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.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



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