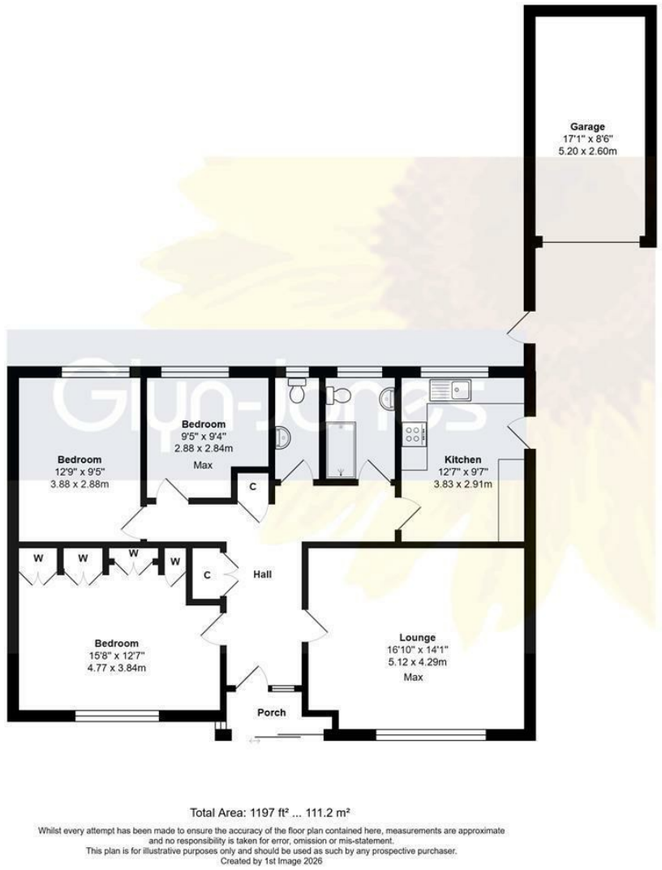



Total Area: 1197 ft² ... 111.2 m²

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.
Created by 1st Image 2026

TENURE - Freehold

Council Tax Band: E
Energy Performance Rating: D

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.

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At an Average rating of 4.9/5

Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

# 26 Tasman Close, Rustington BN16 2BD

## £625,000 - Freehold



- Spacious Detached Bungalow
- Three Bedrooms
- Kitchen
- Private Driveway & Garage
- No Onward Chain
- Sought After No Through Road
- Lounge/Dining Room
- Shower Room/W.C & Separate Cloakroom
- Attractive Gardens
- Gas Heating & Double Glazing

It is our pleasure to offer for sale this spacious detached bungalow pleasantly situated within this sought after no through road within close proximity of Rustington seafront. The property presents an exceptional opportunity for those seeking a comfortable home with fantastic potential, considered ideal for downsizers and retirees.
The accommodation features; entrance porch to a spacious entrance hall with built in storage; a generous lounge/dining room. The layout currently offers three bedrooms, with the third bedroom lending itself ideally as a dining room or useful study space, tailoring the home to your lifestyle needs.
The kitchen comes equipped with wood fronted units, providing ample workspace and storage, while offering scope for modernisation. A modern fully tiled shower room with W.C and a further separate W.C assure convenience for all occupants and guests.
Externally, the property benefits from a private driveway leading to a detached garage, ensuring ample off-road parking and secure storage. The rear garden is fully enclosed and predominantly laid to lawn, interspersed with mature shrubs and plants, affording a good deal of privacy. The front garden is mainly lawned with established shrubs enhancing the home's welcoming kerb appeal.
Further benefits include; gas fired central heating and double glazing. In addition, the property is being sold with the added benefit of no onward chain.
The bungalow is situated in a highly desirable location within a short distance from the seafront and greensward which provides a delightful walk between the villages of East Preston and Rustington.
Rustington's popular village centre with its extensive range of independent shops cafés restaurants and Waitrose can be found within approximately 1.5 miles. Angmering mainline railway station with direct service to London Victoria (via Gatwick Airport) is located within a similar distance.

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