20 Cheam Road, Rustington, West Sussex BN16 2EH

£525,000 (Freehold)

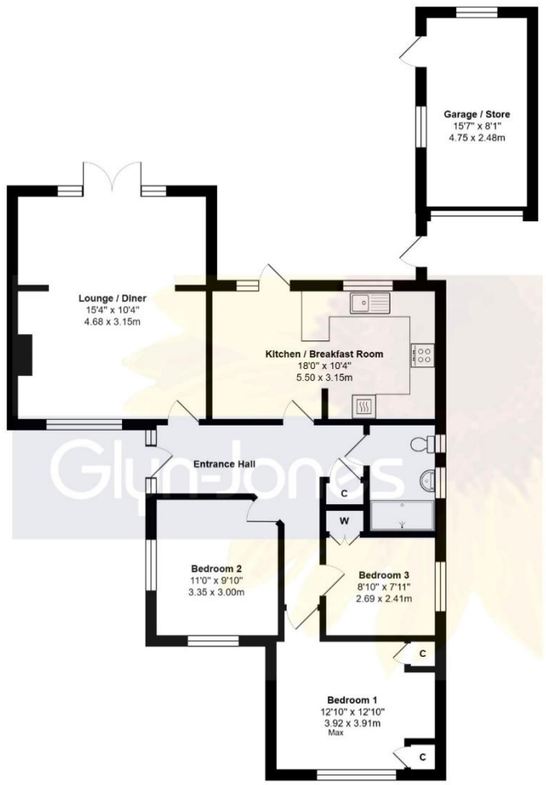


Introducing this extended detached bungalow, situated in a sought-after private road within a short walk to Rustington seafront and village.

Upon entering, you are greeted by a spacious entrance hall leading to the extended lounge/dining room, which enjoys pleasant views of the rear garden. The kitchen/breakfast room is fitted with a range of units and provides ample space for cooking and dining. In addition, there are three bedrooms and a recently re-fitted wet room/w.c

Outside, the property boasts a sizeable mature west facing rear garden, planted with a variety of shrubs, large paved seating area, garden pond and storage sheds. A private driveway and garage/store provides secure parking and additional storage space.

Located close to the seafront, residents can enjoy leisurely walks along the coast or spend a relaxing day at the beach. With no onward chain, this property is considered Ideal for downsizers or retirees looking for a peaceful and spacious home in a peaceful location.



Total Area: 1129 ft² ... 104.8 m² (Includes Garage / Store)

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 Jtm 2024

Council Tax Band: E
Energy Efficiency Rating: D
Tenure: Freehold
Private Road Fee: TBC

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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.

Rustington Office
01903 770095
rustington@glyn-jones.com

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Rustington Office
01903 770095
www.glyn-jones.com

20 Cheam Road, Rustington, West Sussex BN16 2EH

£525,000 (Freehold)







Extended Detached Bungalow Occupying A Sought After Private Road With West Facing Garden

Rustington's comprehensive village centre can be found in approximately quarter of a mile, with most amenities at hand including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The seafront offers extensive leisure facilities, including Littlehampton's 'Wave' Leisure Centre with swimming pool, Mewsbrook Park and boating lake, and the seafront promenade providing a pleasant walk with cafés and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available nearby.

Rustington is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton. The village is located on the A259 providing good links to the neighbouring towns of Littlehampton, Bognor Regis and Worthing. Angmering mainline railway station provides a regular service to Gatwick Airport and London Victoria (approx 90 minutes). The 700 Coastliner bus service runs frequently from the village centre.







WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5

Glyn-Jones
Rustington Office
01903 770095
www.glyn-jones.com