



20 Mariners Walk, Rustington, BN16 2ER

Price £575,000

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Nestled in the charming area of Mariners Walk, Rustington, this detached bungalow offers two well-proportioned bedrooms and a spacious reception room, this property is ideal for those seeking a tranquil retreat by the sea.

The bungalow boasts a west-facing rear garden, perfect for relaxing or entertaining, making it a wonderful extension of your living area.

One of the standout features of this property is the large private driveway, accommodating up to three vehicles, there is also a garage and the home is available chain free.

- Detached Bungalow
- Close to Seafront
- Two Double Bedrooms
- Chain Free
- Conservatory
- West Rear Garden
- Private Drive & Garage
- Viewing Recommended





Double glazed front door to;

Entrance Porch

Tiled floor. Double doors opening to;

Entrance Hall

Radiator. Access hatch to loft space. Airing cupboard. Central heating thermostat. Double doors opening to lounge.

Lounge

5.83 x 3.95 narrows 2.75 (19'1" x 12'11" narrows 9'0")
Fireplace with stone surround and half. Two wall lights. Double glazed window. Two obscure glass double glazed windows to side. Double glazed sliding doors to conservatory. Two radiators.

Conservatory

3.80 x 2.93 (12'5" x 9'7")
Double glazed windows and polycarbonate sloped roof. Radiator. Double glazed sliding patio doors to garden.

Kitchen

3.34 x 3.31 (10'11" x 10'10")
Range of work surfaces with cupboards and drawers

fitted under. Inset one and a half bowl sink unit. Fitted electric hob with concealed extractor above. Built-in oven and microwave with cupboard above and below. Space and plumbing for appliance. Range of matching wall cupboards. Part tiled walls. Chrome towel radiator. Additional radiator. Breakfast bar area. Double glazed window and double glazed door opening to the rear garden.

Bedroom One

4.28 x 3.27 (14'0" x 10'8")
Double glazed window to front and double glazed obscure glass window to side. Radiator. Recessed wardrobes.

Bedroom Two

3.69 x 3.15 (12'1" x 10'4")
Double glazed window overlooking the rear garden. Radiator. Wardrobes to one wall.

Bathroom/WC

3.48 x 2.39 (11'5" x 7'10")
Comprising bath with Independent shower and glass

screen, vanity surface with inset sink and concealed cistern WC. Double glazed obscure glass window. Part tiled walls. Radiator. Inset spotlights.

Rear Garden

Paved patio entertaining areas with the remainder laid to lawn. Various fruit trees. Enclosed by fencing. An array of shrub borders. Access gate to front.

Front Garden

Mainly laid to lawn with various shrubs borders.

Private Driveway

Printed concrete driveway providing off-road parking and pathway to front door.

Garage

With up and over door.

Required Information

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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