19 The Crescent, Rustington, Littlehampton, BN16 2PE

£445,000

- Extended Detached Bungalow In Popular "Poets Corner" Location
- Superb Westerly Rear Garden With Large Patio
- Kitchen/Breakfast Room Overlooking Garden
- Chain Free With Vacant Possession
- Two Double Bedrooms
- 20'2 Master Bedroom With Generous En-suite Bathroom
- Tucked Away Position Close To Mewsbrook Park & Seafront
- Ample Driveway Providing Off Road Parking
- 15'5 Double Aspect Lounge
- Less Than Mile To Rustington Village Shops

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Situated in the highly sought-after Poets Corner area, this extended detached bungalow occupies a tucked-away position just moments from Mewsbrook Park, the seafront and less than a mile from the excellent range of shops, cafés and amenities in Rustington Village.

Offered for sale chain free with vacant possession, the property provides spacious and versatile accommodation throughout. The impressive 20'2 master bedroom benefits from a generous en-suite bathroom, whilst a further double bedroom is served by the main bathroom. The bright and airy 15'5 double-aspect lounge offers an excellent reception space, and the kitchen/breakfast room enjoys attractive views over the rear garden.

Externally, the property features ample driveway parking providing off-road parking for several vehicles. To the rear, a superb westerly-facing garden offers a wonderful degree of privacy, with a large patio area ideal for outdoor dining and entertaining, together with an attractive lawned garden beyond.

An excellent opportunity to acquire a well-positioned bungalow in one of the area's most desirable locations, early viewing is highly recommended.

2 2 2 D 56

Council Tax Band: C

Tenure: Freehold

LOUNGE
15'5 x 12'

KITCHEN
8'6 x 8'5

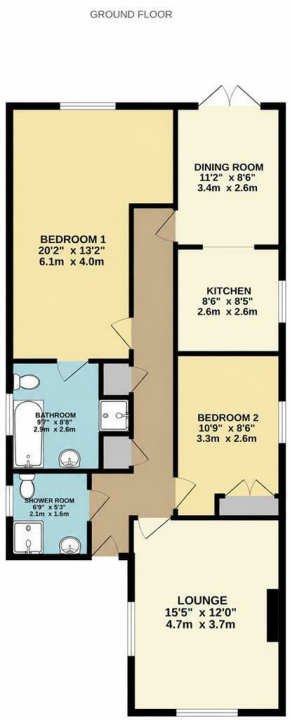
DINING ROOM
11'2 x 8'6

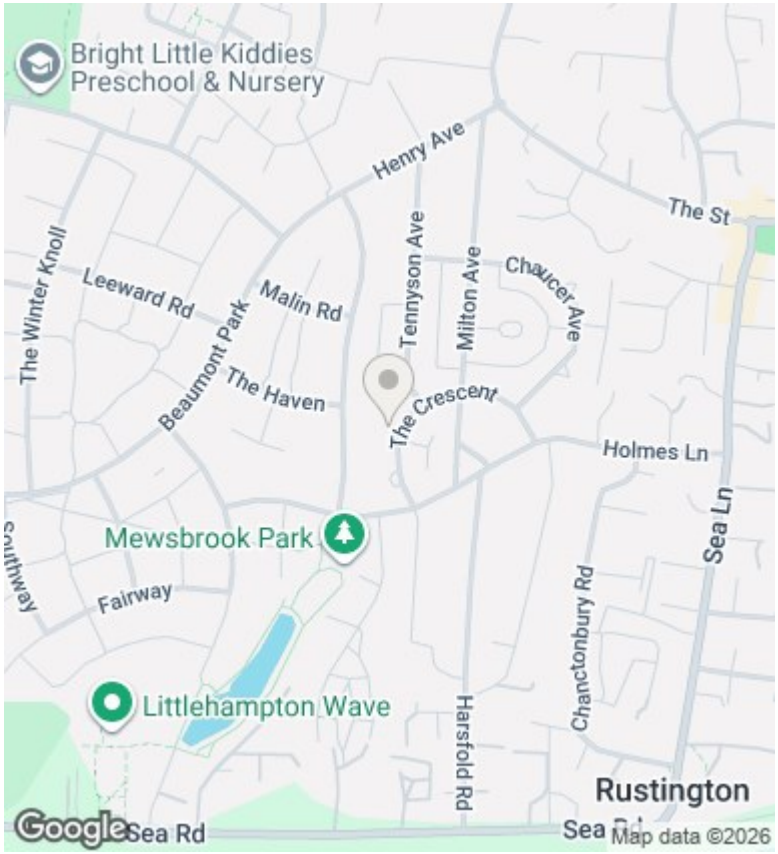
BEDROOM 1
20'2 x 13'2

BEDROOM 2
10'9 x 8'6

BATHROOM
9'7 x 8'8

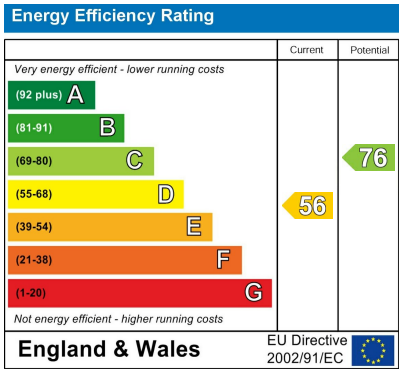
SHOWER ROOM
6'9 x 5'3





Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.



These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

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