



Tennyson Avenue, Rustington, BN16 2PH

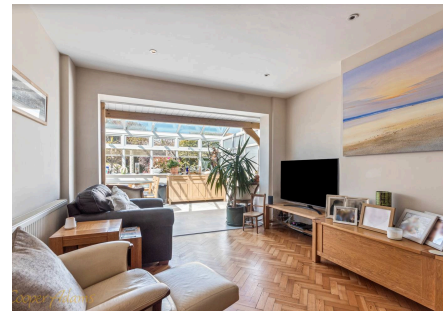
Freehold

Detached Bungalow • Three Bedrooms • Conservatory with Air Conditioning • Reclaimed Oak Herringbone Flooring Throughout • Driveway for 2/3 Cars • Garden Shed with Electricity • Less Than a Mile to Rustington Village & Beach • Approx. 885 sq. ft (82 sq. m)

Cooper Adams

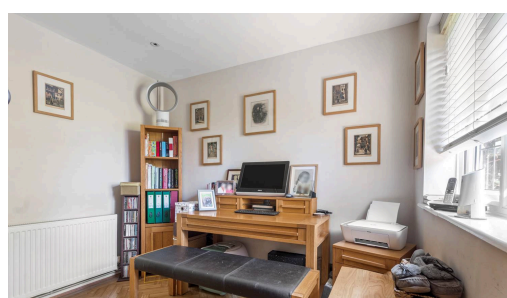
This detached bungalow is arranged across a single level, with three bedrooms and a practical layout linking the main living spaces. The lounge sits to the rear and connects directly to the conservatory, which is fitted with air conditioning and opens onto the west-facing garden. Adjoining is the kitchen, with shaker style cupboards and a ceramic butler sink, plus space for free-standing appliances. To the front of the property are the three bedrooms. The primary bedroom includes a bay window and fitted wardrobes, while the second bedroom also has built-in storage. The third bedroom can be used flexibly as a guest room, study or additional living space. A main family bathroom is situated along the hallway, with a sink, WC and walk-in shower. Reclaimed oak herringbone flooring runs throughout, giving a consistent finish across all rooms. Outside, the driveway provides space for two to three vehicles. The rear garden includes a shed with electricity connected, suitable for storage or use as a workspace. Rustington village and the seafront are both under a mile away.

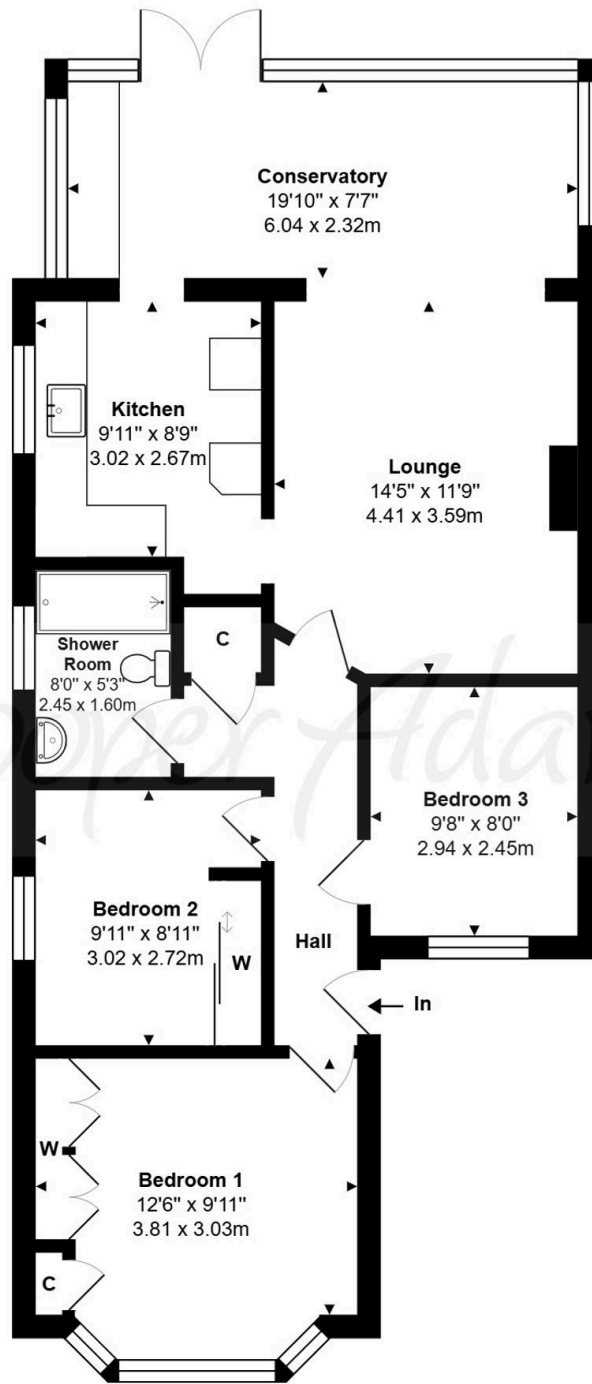
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





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Total Area: 885 ft² ... 82.2 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

Council Tax band: D, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating:

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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