



Sutton Avenue, Rustington, BN16 2ES

£600,000 Freehold

A Detached Bungalow • Two Double Bedrooms • South Facing Garden • Detached Garage with New Door • Driveway • Built-in Wardrobes to both Bedrooms • Approximately 0.2 Miles to Rustington Beach • Half a Mile from Rustington Village • Approx. 1113 sq. ft (103.4 sq. m)

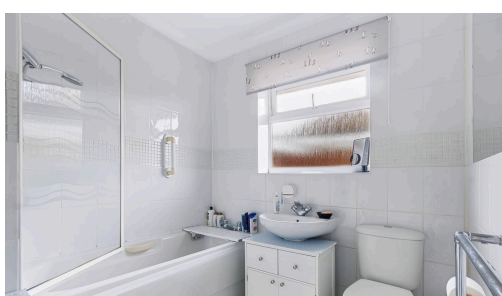
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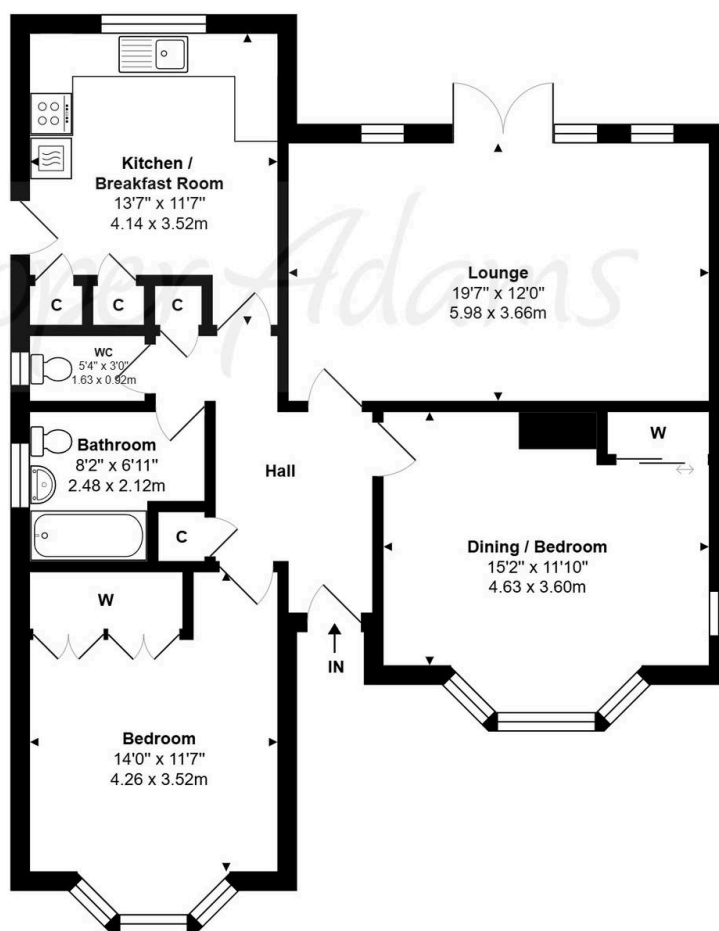
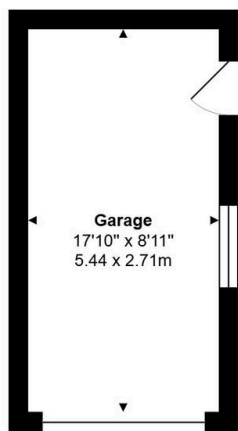
A two-bedroom detached bungalow situated approximately 0.2 miles from Rustington beach and around half a mile from Rustington Village. The property includes two double bedrooms, both with built-in wardrobes and a living room with French doors out into south-facing rear garden. The kitchen is fitted with a mid-height double oven and a new hob, with space for freestanding washing machine, dishwasher and fridge. There is a main family bathroom fitted with a bath, wash basin and WC, alongside a separate cloakroom, both accessed from the hallway. Outside, the garden provides access to the detached garage, which is positioned at the rear of the plot and benefits from a recently replaced garage door. A driveway to the front of the property provides off-road parking for two cars. Further benefits include gas central heating and a boiler installed approximately five years ago.

On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.



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," with key documents (title, plans, forms, warranties, EPC) already provided by Cooper Adams and available for buyers to review before making an offer.*





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Total Area: 1113 ft² ... 103.4 m² (Includes Garage)

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.

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Council Tax band: E, EPC Energy Efficiency Rating: D

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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