



Westlands, Rustington, BN16 3NW

Freehold

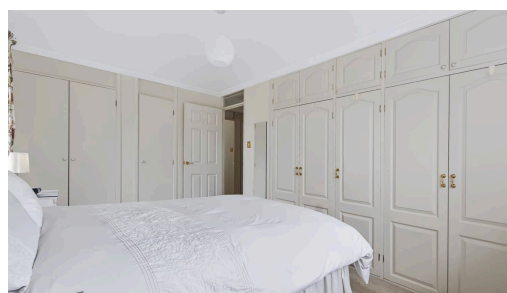
Two Bedrooms • A Detached Bungalow • Home Office/Play Room with Central Heating • Driveway & Garage with Electric Door
 • Summerhouse • New Carpets Throughout • Boiler Installed Approximately 4 Years Ago • A Quiet Close Overlooking
 Brickfield Park • Less Than a mile to Rustington Village & Shops • Approx. 1349 sq. ft (125.4 sq. m)

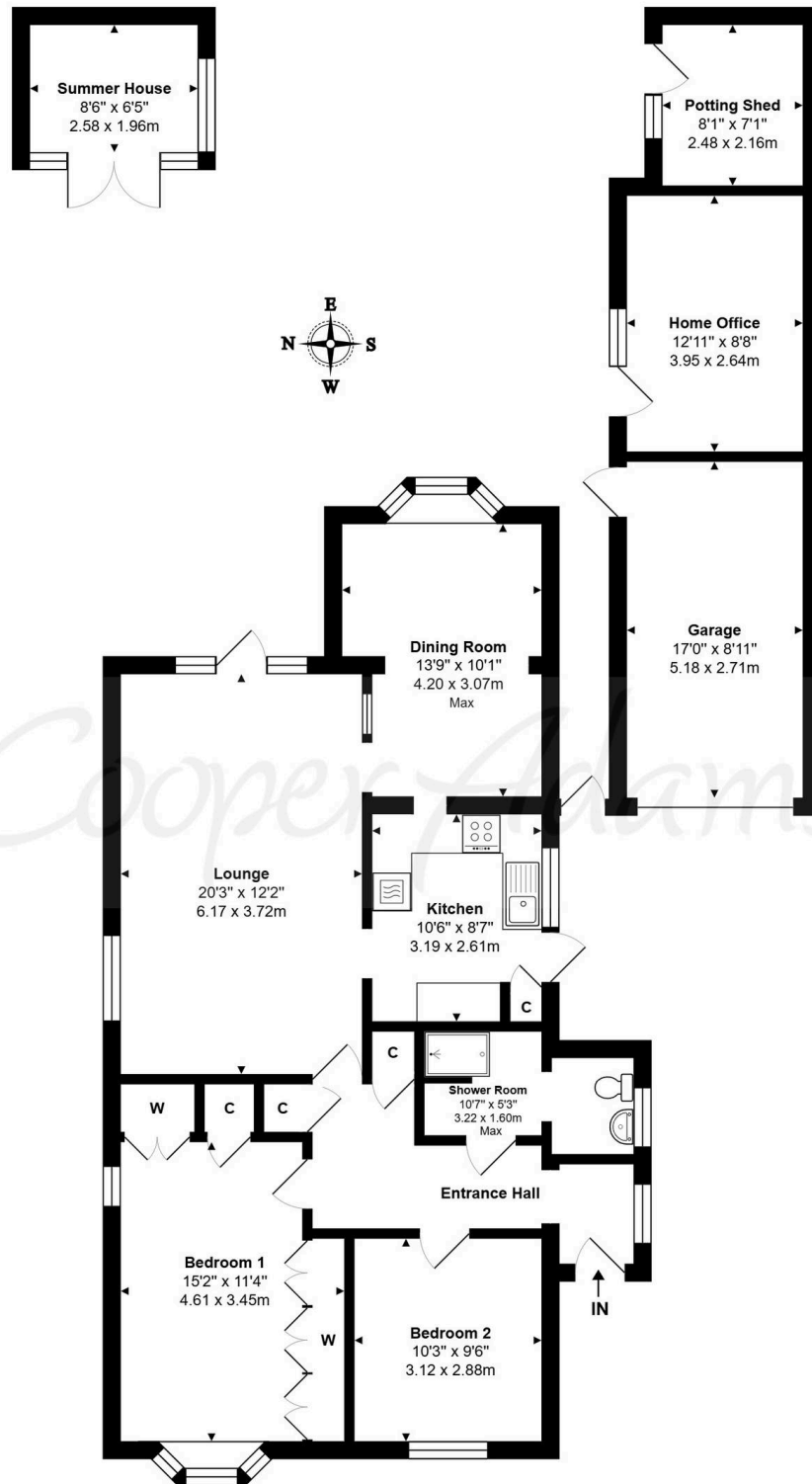
Cooper Adams

Situated in a quiet close overlooking Brickfield Park, this detached two bedroom bungalow combines comfortable living space with a detached outbuilding that is ideal for anyone working from home. Internally, the bungalow has recently been fitted with new carpets throughout and comprises a 20ft lounge with an electric fireplace, a separate dining room with a bay window overlooking the garden, a fitted kitchen, shower room, and two double bedrooms, with built-in storage in the primary bedroom. The rear garden benefits from a detached, centrally heated home office or children's play room, offering valuable additional space separate from the main house. An adjoining potting shed provides useful storage for gardening equipment, while a separate summerhouse offers a place to relax or entertain. The property also benefits from a driveway leading to a detached garage with an electric door, providing off-road parking and additional storage. Further practical advantages include a boiler installed approximately four years ago and a location less than a mile from Rustington Village, offering easy access to a range of independent shops, cafés and everyday amenities.



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.





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Total Area: 1349 ft² ... 125.4 m² (Includes Outbuildings)

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: D, EPC Energy Efficiency Rating: D

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