



Mariners Walk, Rustington, BN16 2ER

Freehold

Two Double Bedrooms • Detached Bungalow • Driveway, Garage & Carport • En-Suite & Main Family Shower Room • Built-in Wardrobes • West-Facing Rear Garden • Approx. 1 Minute Walk to Rustington Beach & Greensward • Approx. 15 Minute Walk to Rustington Village • Approx. 1332 sq. ft (123 sq. m)

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Located just a one-minute walk from Rustington Beach and Greensward, this detached two-bedroom bungalow offers single-storey living in a sought-after coastal position, with Rustington Village approximately 15 minutes away on foot. The accommodation includes an large 18ft lounge that opens into a separate dining room, creating clearly defined living and entertaining spaces. The kitchen is positioned alongside and features an integrated hob and oven, while making good use of the available space for storage. Across the hallway, both bedrooms are doubles with built-in wardrobes, with the primary bedroom benefiting from an en-suite shower room, while the recently updated bathroom serves the rest of the home. Outside, the west-facing rear garden enjoys a sunny aspect throughout the afternoon and evening. To the front, the property benefits from a driveway, carport and garage, providing ample parking as well as useful storage. A further store room to the rear of the garage offers additional space for tools, bicycles or gardening equipment. Set in a location that combines easy access to the coast with nearby village amenities, this bungalow offers an excellent opportunity to update and personalise your next home.

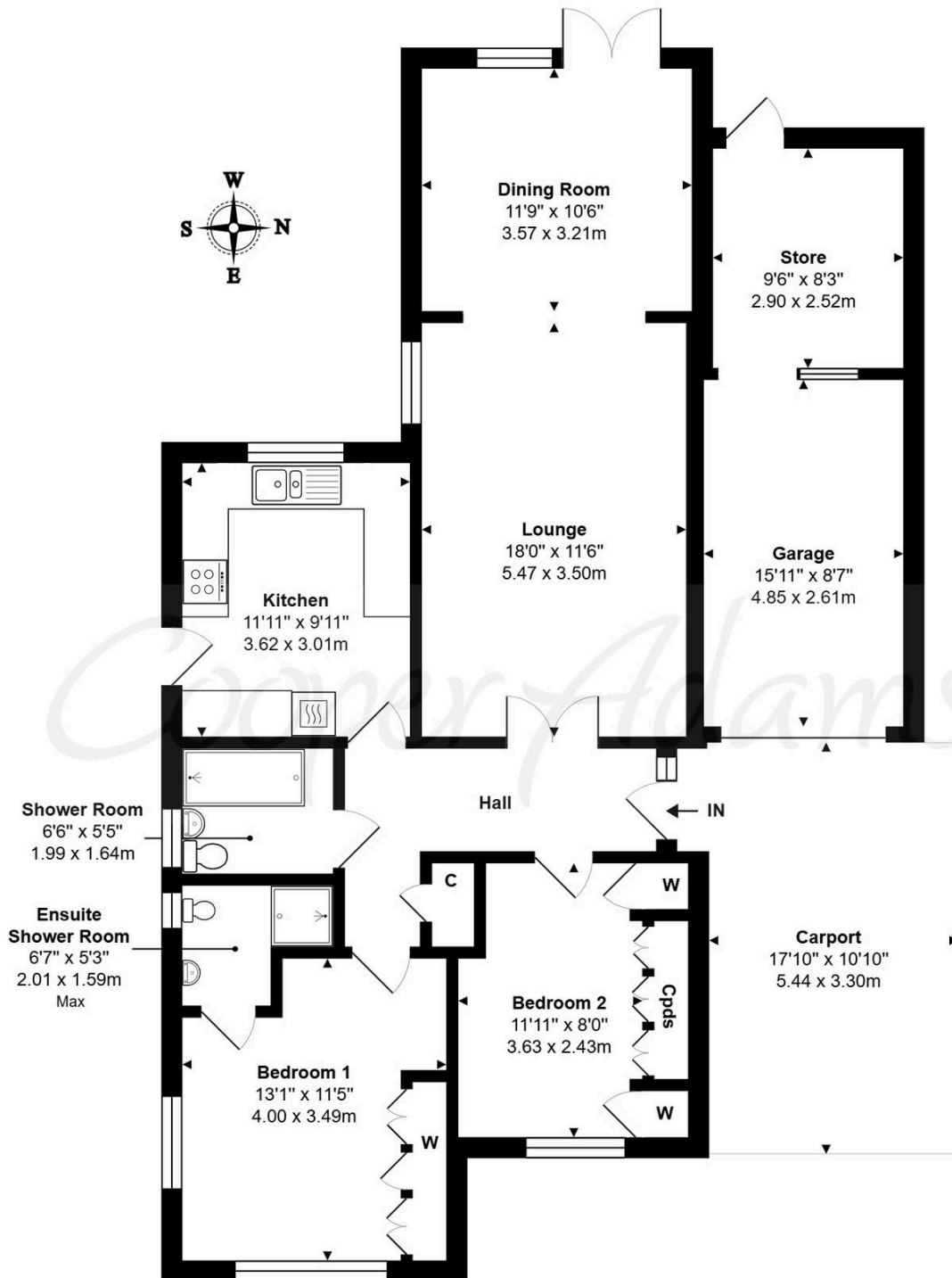


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities,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

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts. Please be aware that probate will need to be granted before contracts can be exchanged.



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Total Area: 1332 ft² ... 123.7 m² (Includes Garage, Store & Carport)

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

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