



Seafeld Road, Rustington, BN16 2JH

Freehold

Four Double Bedrooms • En-Suite to Primary Bedroom • Large South-Facing Garden • Open-Plan Living Areas • Double Garage • Driveway Parking for multiple Cars • Spacious 16ft Conservatory • Fantastic Location Close to The Sea • Approx. 1791 sq. ft (166 sq. m)

*Cooper Adams*



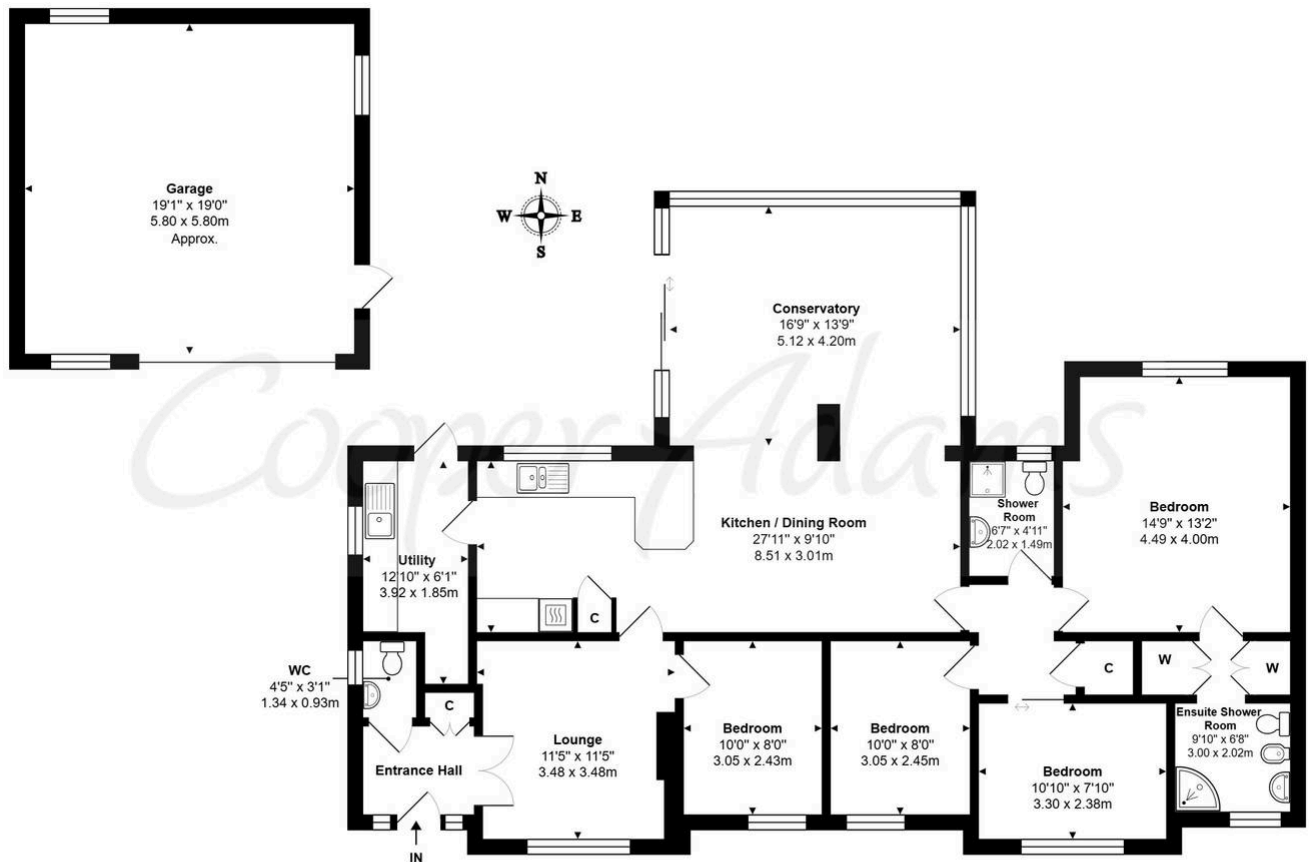
Located just a short walk from the seafront, this detached bungalow offers four double bedrooms and approximately 1,791 sq. ft. of accommodation, including the detached double garage. The entrance hall leads to a lounge overlooking the front of the property, while the rear of the bungalow is centred around a 27ft kitchen/dining room with ample cupboard and worktop space. A utility room provides additional storage and space for appliances, and the adjoining 16ft conservatory opens directly onto the rear garden. The primary bedroom benefits from an en-suite shower room, with three further double bedrooms served by a separate shower room. A cloakroom is accessed from the entrance hall, and several built-in storage cupboards are located throughout the property. Outside, the south-facing rear garden offers a high degree of privacy and includes a former in-ground swimming pool, which could be reinstated or removed depending on the new owner's requirements. To the front, a driveway provides parking for multiple vehicles and leads to a detached double garage. Seafield Road is a popular residential road in Rustington, positioned close to the beach while remaining within easy reach of the village centre, where a wide selection of shops, cafés and everyday amenities can be found.



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.

*Please note, Probate has been granted. 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.*





Seafeld Road, Rustington, BN16 2JH

Total Area: 1791 ft<sup>2</sup> ... 166.4 m<sup>2</sup> (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.  
Created by 1st Image 2026

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

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](http://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.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)