



Tennyson Avenue, Rustington, BN16 2PH

Freehold

Two double bedrooms • A semi-detached bungalow • Fully renovated over the last 2 years • New kitchen • Detached garage
 • New bathroom with free-standing bath and separate rainfall shower • New boiler & radiators • New carpets and flooring
 throughout • Popular location just over half a mile to the beach! • Approx. 891 sq. ft (82.8 sq. m)

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Situated on Tennyson Avenue in Rustington, this two-bedroom bungalow has been fully renovated to a high standard over the past two years, including a new kitchen, bathroom and boiler. The accommodation includes a spacious 16ft lounge, separate dining area and a newly fitted kitchen, with integrated appliances. There are two bedrooms, with the primary bedroom benefiting from built-in storage, and a contemporary bathroom with separate shower and bath. The property also benefits from a detached garage to the rear, providing useful additional storage and parking, while the overall accommodation extends to approximately 711 sq ft, excluding the 180 sq ft garage. This extensive renovation means the property is ready to move into, with significant works already completed by the current owners.

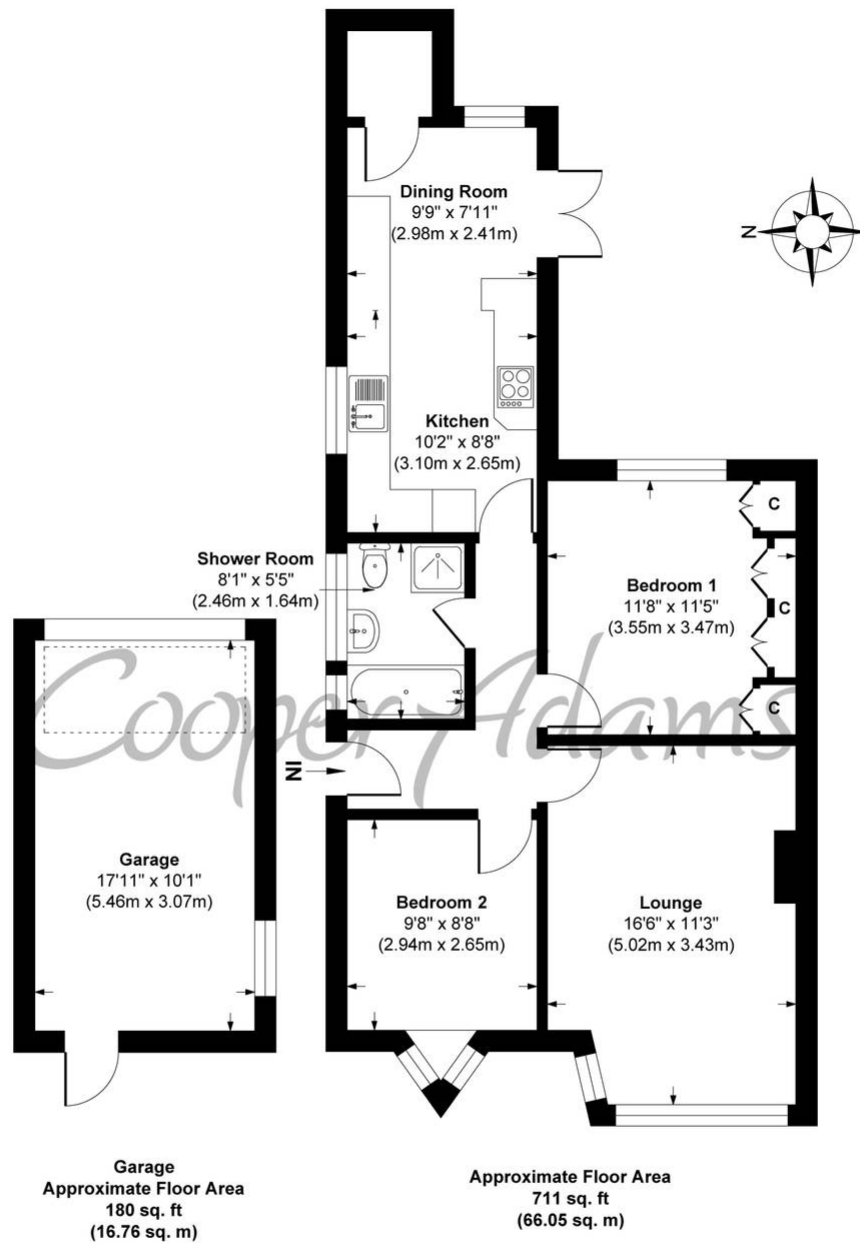
On offer acceptance, a £60 inc. VAT AML identity check is required. The property is Legally Prepared, with key documents available to buyers before offering. The seller also requires a Reservation Agreement through to exchange.



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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Tennyson Avenue, Rustington
Approx. Gross Internal Floor Area 891 sq. ft / 82.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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