



## Stonefields, Rustington, BN16 3BY

Freehold

Two Double Bedrooms • Detached Chalet Bungalow • Primary Suite with Bathroom and Walk-in Wardrobe • Driveway, Garage & Car Port • Conservatory with New Flooring • Contemporary Kitchen • Separate Study & Dining Room • One Minute Walk to Rustington Village • Just over Half a Mile to Rustington Beach • Approx. 1372 sq. ft (127.4 sq. m)

*Cooper Adams*

A detached two-bedroom chalet bungalow positioned less than a minute walk to Rustington village for shops, cafés and amenities. Internally, the ground floor includes a contemporary kitchen/breakfast room overlooking the garden, separate dining room and living room, conservatory with recently fitted flooring, utility room and a study suitable for home working or occasional guest use. A double bedroom and shower room are also located on the ground floor. The first floor is arranged as a dedicated primary suite, comprising a double bedroom, walk-in wardrobe and en-suite bathroom. Externally, the property benefits from off-road parking with space for one car, alongside a garage with electrics, and covered car port. This home is perfectly suited to families or those looking to downsize close to the coast.

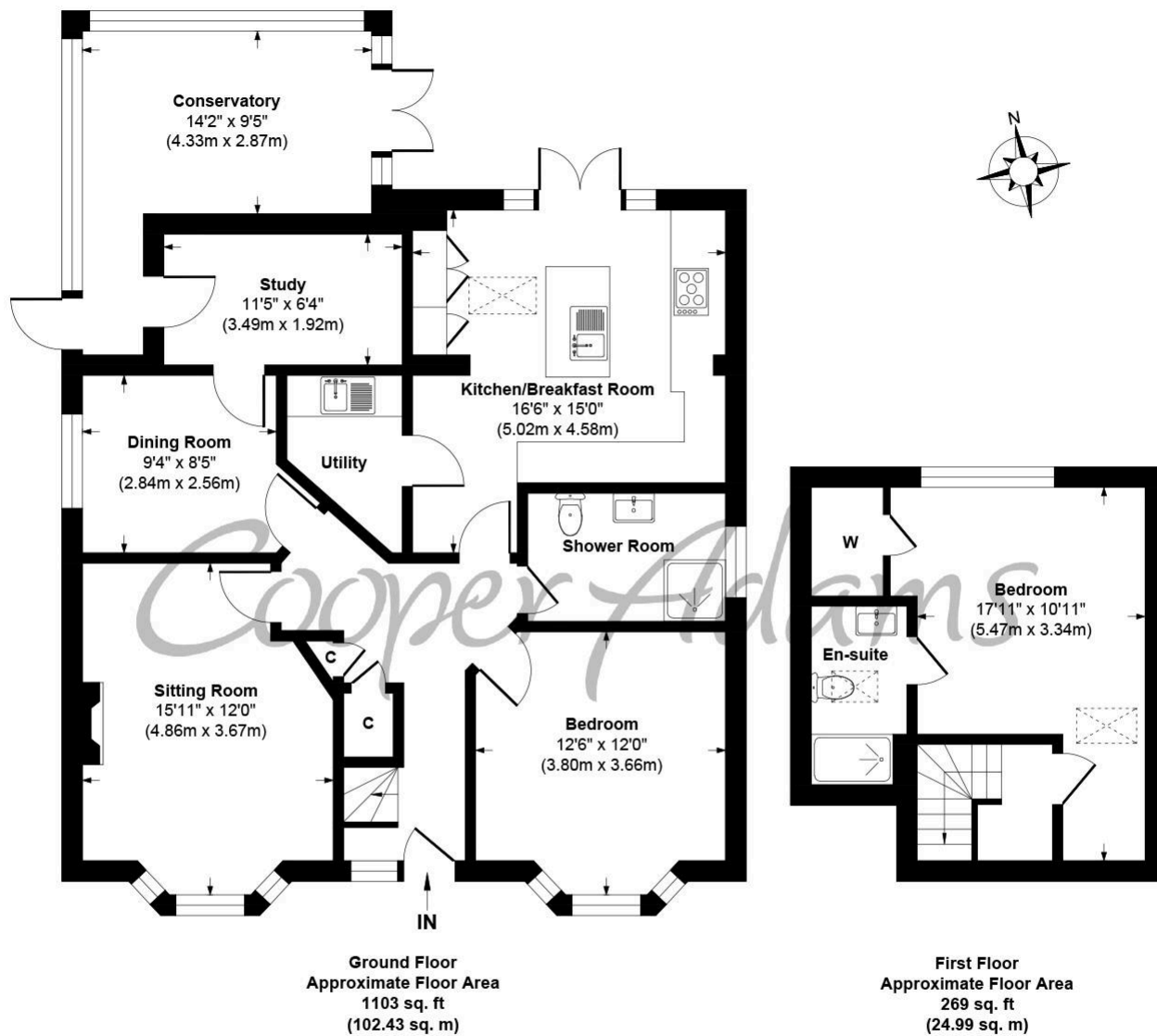
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



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.

*The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.*





**Stonefields, Rustington**  
**Approx. Gross Internal Floor Area 1372 sq. ft / 127.42 sq. m**

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

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

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