



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)

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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.

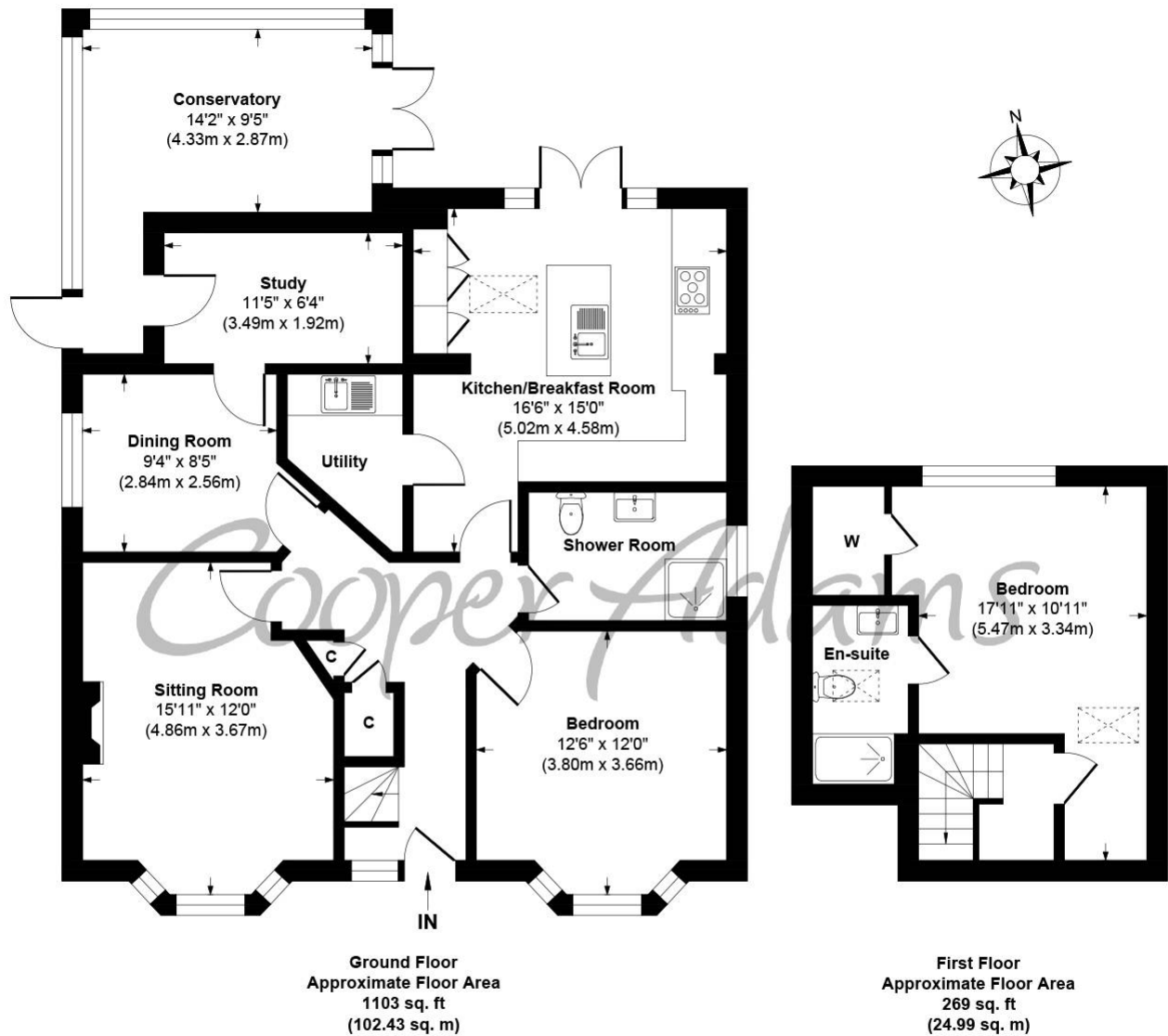


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities,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



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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

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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