



## Meadway, Rustington, BN16 2DD

Freehold

Detached Chalet Bungalow • Three Double Bedrooms • Sought-After Sea Estate • Integral Garage and Driveway • Recently Rendered • Secluded Rear Garden • Less than a Mile to Rustington Beach! • Approx. 1369 sq. ft (127.1 sq. m)

*Cooper Adams*

Nestled in the sought-after Sea Estate, this impressive detached chalet bungalow combines comfort, style, and a prime coastal location. The rear kitchen features sleek cream units, stunning solid wood worktops, and ample storage, while the lounge provides a warm, inviting atmosphere complete with a feature fireplace and space for a dining table and chairs. Boasting three double bedrooms, this home is designed for flexible living. Two bedrooms are conveniently located on the ground floor, including built in wardrobes to the primary bedroom, and the second is currently used as a dining room - while the third is upstairs. Recently rendered for a fresh, modern look, the property also offers an integral garage and a driveway for ample parking. The secluded rear garden provides a serene retreat, perfect for relaxing or entertaining. Located less than a mile from the stunning Rustington Beach, this home offers the best of coastal living in a highly desirable area.

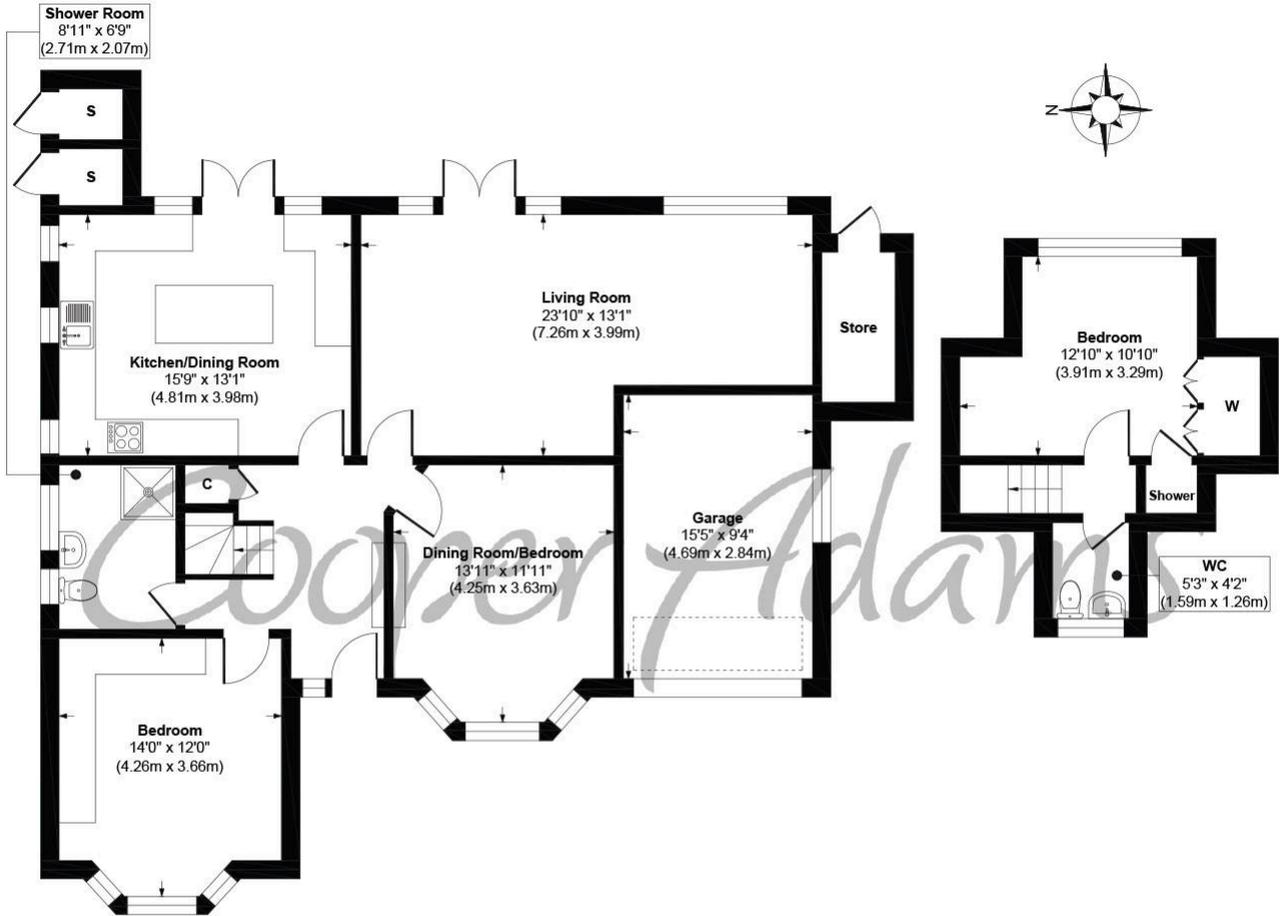
*This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.*



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.





Ground Floor  
Approximate Floor Area  
1167 sq. ft  
(108.39 sq. m)

First Floor  
Approximate Floor Area  
202 sq. ft  
(18.75 sq. m)

**Meadway, Rustington**  
**Approx. Gross Internal Floor Area 1369 sq. ft / 127.14 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

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.

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