



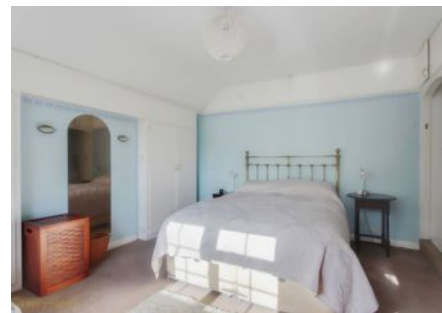
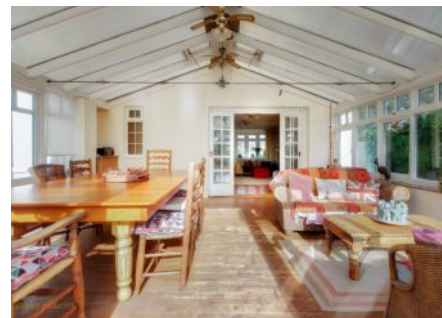
Bushby Avenue, Rustington

£950,000 Freehold

Four Bedrooms • Detached House • NO ONWARD CHAIN • South-facing Garden • Double Garage & Driveway • Sough-After Sea Estate • Large Conservatory • Within Walking Distance to Rustington Village • Approx. 2605 sq. ft (242 sq. m)

Cooper Adams

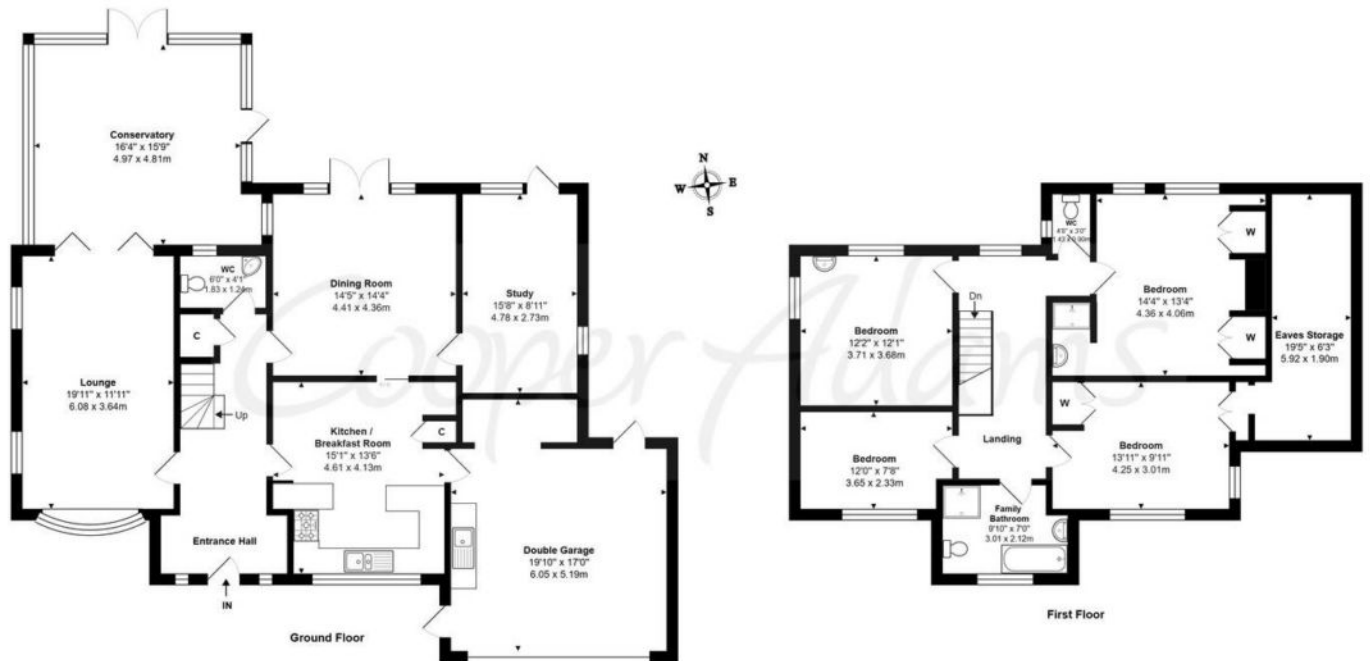
This well-presented four-bedroom detached family home is situated in the highly sought-after Sea Estate, within easy walking distance of Rustington village, offering an excellent range of shops, cafés and eateries. The property is offered to the market with no onward chain and features a generous south-facing rear garden, perfect for enjoying the sunshine throughout the day. The spacious accommodation includes a bright and welcoming living room with feature fireplace, leading through to a large conservatory overlooking the garden. The modern fitted kitchen with integrated appliances provides ample storage and dining space, ideal for family meals or entertaining with friends. Upstairs there are four bedrooms and a contemporary family bathroom. Externally, the property benefits from a double garage and driveway, providing plenty of off-road parking. This charming home is an excellent opportunity for families or those seeking a peaceful coastal lifestyle in one of Rustington's most desirable locations.



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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Bushby Avenue, Rustington, BN16 2BY
 Total Approx Floor Area 2605 ft² ... 242.0 m² (Includes Garage & Eaves Storage)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Prepared by TGI Image 2025

Council Tax band: F, 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. 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: 952847172.

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