



Sutton Avenue, Rustington, BN16 2EX

Freehold

Two Double Bedrooms • Garage En-Bloc • Conservatory • Low Maintenance Garden • Family Bathroom with Separate Bath and Shower • Fantastic Location Close to the Beach! • A Short Walk to Rustington Village • Approx. 800 sq. ft (74 sq. m)

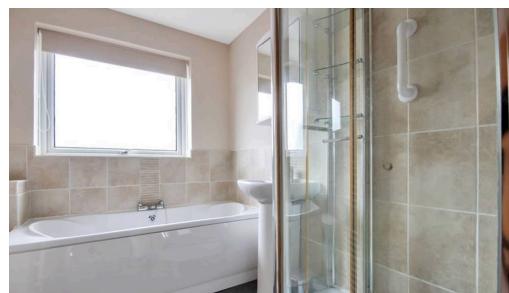
Cooper Adams

This two double bedroom home offers comfortable and versatile accommodation, perfectly suited to a range of buyers. The property benefits from a bright conservatory overlooking a low-maintenance rear garden, a family bathroom featuring both a separate bath and shower, and a kitchen with ample storage and worktop space. Further advantages include a garage en-bloc for secure parking or storage. Situated in a fantastic coastal location, the property is just a short walk from the beach and within easy reach of Rustington Village, with its excellent range of shops, cafés and amenities, making this an ideal home for those seeking convenience and seaside living.

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



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.



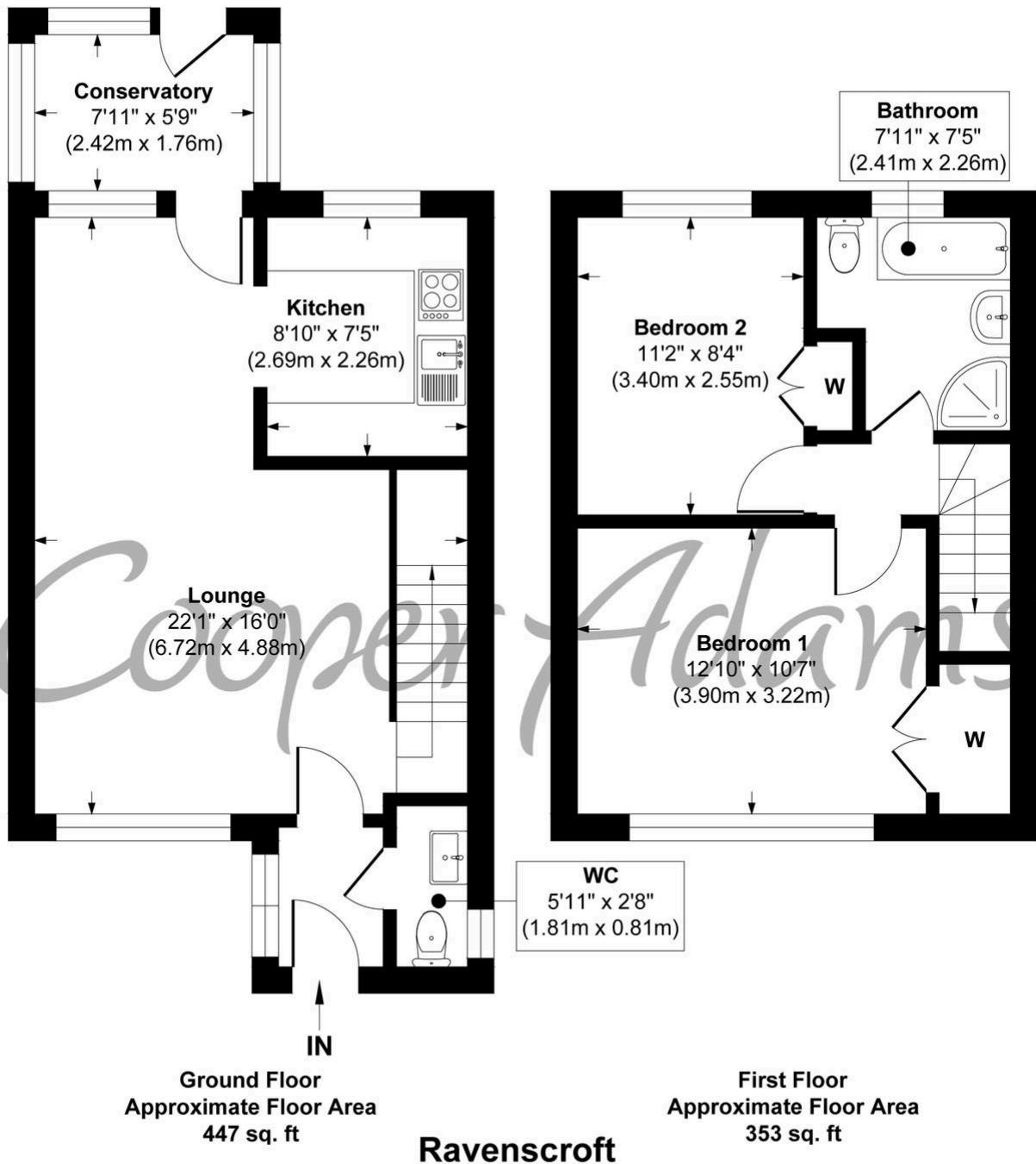


Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: C, EPC Energy Efficiency Rating: C

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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