

Meadway, Rustington, BN16 2DD

Freehold

Detached Bungalow with Two Double Bedrooms • Private Sea Estate Location • Driveway & Double Garage • South-Facing Garden
 • Modern Kitchen & Bathrooms • New Electrics • Home Office • Recently Refurbished Throughout • Close to Rustington Beach &
 Village • Approx. 1709 sq. ft (158.8 sq. m)

Cooper Adams

This beautifully refurbished two double bedroom detached bungalow is offered in immaculate condition and ready to move into. Renovated throughout, the spacious layout includes two double bedrooms with fitted wardrobes, two modern bathrooms, a stylish kitchen with integrated appliances, and a spacious living room with dining area. The conservatory and garden room both overlook the sunny, well established south-facing garden - perfect for relaxing. There's also a useful home office located behind the double garage, ideal for remote work or hobbies. Additional features include new internal doors, double-glazing throughout, plus updated electrics with a new consumer unit. With ample driveway parking and a private, enclosed garden, this versatile and modern bungalow is perfect for those seeking single-level living in a quiet, sought-after location.

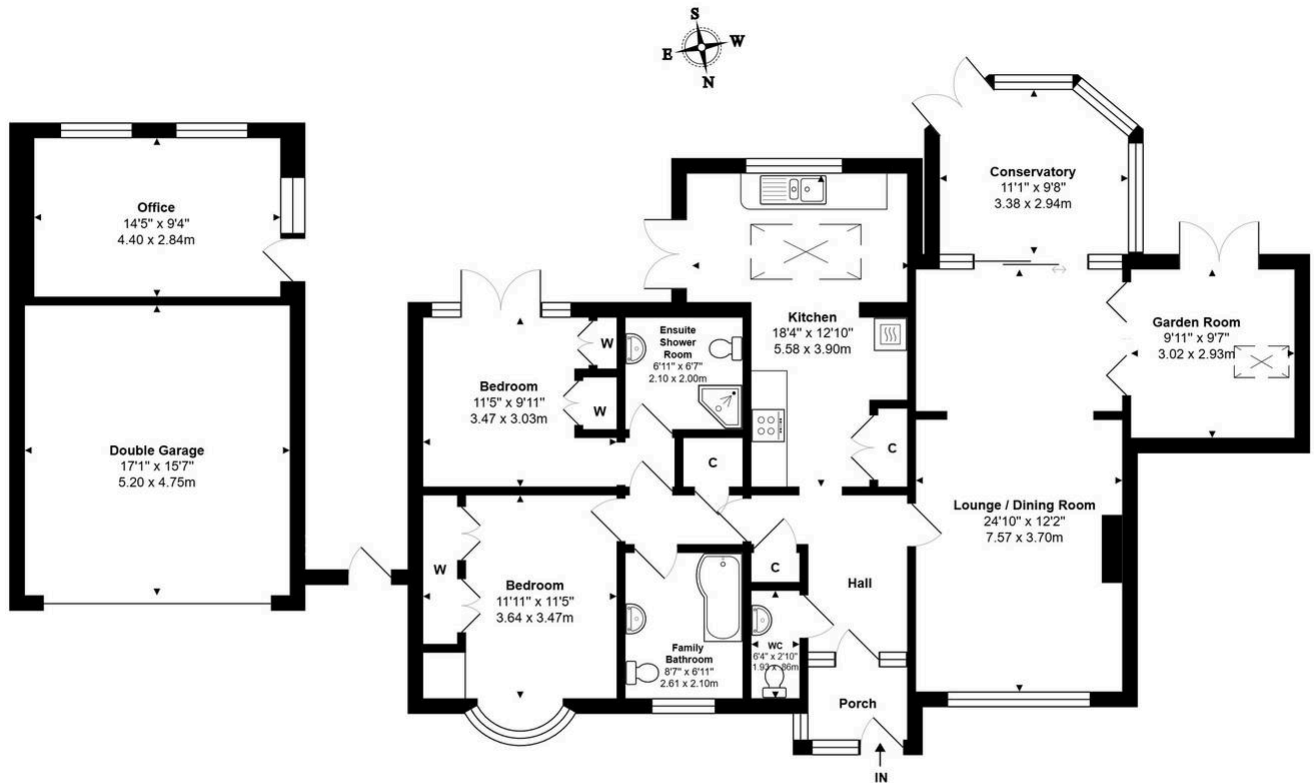
The south-facing rear garden offers mature shrubs, seasonal flowers, and a generous patio, ideal for alfresco dining. A well-kept lawn extends beyond, framed by established trees for privacy.



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.

This property is "Legally Prepared" with key documents ready, including title, forms, warranties, and EPC. A Reservation Agreement is required to secure serious buyers through to exchange.





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Total Approx. Floor Area 1709 ft² ... 158.8 m² (Includes Double Garage & Office)

Whilst every attempt 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 1st Image 2025

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. 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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