



'Sea Meadows' The Thatchway  
Rustington  
West Sussex BN16 2BN

94 The Street, Rustington, West Sussex, BN16 3NJ

Tel: 01903 770095

Email: [rustington@glyn-jones.com](mailto:rustington@glyn-jones.com)

[www.glyn-jones.com](http://www.glyn-jones.com)





## 'Sea Meadows' The Thatchway Rustington, West Sussex BN16 2BN

A mature detached chalet bungalow, situated within 100 metres of the foreshore, on Rustington's sought after private Sea Estate.

A desirable detached chalet style property, constructed in the 1920s, and offering bright and spacious well-planned accommodation. The property is favourably located within a hundred yards of the seafront greensward, accessed via an adjacent twitten from the rear garden.

This property benefits from ground floor extensions to both east and west, and in recent years, has been the subject of much improvement and updating. The well-planned accommodation comprises, in brief: entrance porch, reception hall, sitting room, fitted kitchen, dining room opening to conservatory, two double bedrooms, ensuite dressing room, large shower room/WC and utility room/cloakroom on the ground floor. With a further double bedroom and bathroom on the first floor. The majority of rooms are to the south and provide direct access to the garden.

The property enjoys gas fired central heating, uPVC double-glazing, and solar panels to rear roof providing an income from a feed-in tariff. There is a delightful, landscaped rear garden with a number of outbuildings including a studio room, summer house, brick-built garage and timber shed.

The Thatchway is a quiet no through road, favourably located towards the southern end of Rustington's private Sea Estate and providing quick and easy access to the beach. Rustington's comprehensive village centre can be found within approximately half a mile, with a wide range of independent and national retailers, including Waitrose supermarket. The village offers extensive amenities with cafes, restaurants, library, churches and doctors' surgeries all close to hand. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport (60 minutes) and London Victoria (90 minutes).

*Guide Price £900,000 - Freehold*







**Accommodation** - A part glazed front door opens to an **Entrance Porch** with inner door to **Entrance Hall**, providing access to the principal rooms, with a staircase to the first floor and under stair cupboard. There is quality limed oak effect flooring, which runs through the reception rooms. To the south is a generous **Sitting Room** (17'10 x 14') with large square bay window and concertina doors opening to garden, there is an attractive sandstone fireplace with fitted coal effect gas fire. A door from the sitting room leads onto the separate **Dining Room**, which in turn gives access via a square opening to the south/west facing **Conservatory**, again overlooking the garden. The conservatory has a solid roof which was replaced approximately two years ago.

The **Kitchen** is centrally located and can be accessed from both the dining room and the entrance hall. Well-fitted out in contrasting cream and burgundy high gloss fronted units and a dark granite effect laminate work top, the kitchen offers a comprehensive range of base and wall units, a 1 ½ bowl sink unit and large range style cooker. There is space for a large American type fridge freezer. The concealed Worcester gas fired boiler was replaced approximately 9 years ago. Adjacent to the kitchen is a large ground floor cloakroom which doubles as a utility room with space and plumbing for washing machine and tumble dryer.



To the east side is the **Main Bedroom Suite** comprising a dual aspect double bedroom, with glazed door to the garden and feature porthole window, en-suite **Dressing Room** and large **Shower Room** with bidet and WC. There is a further **Double Bedroom** on the ground floor, again with access to the rear garden.

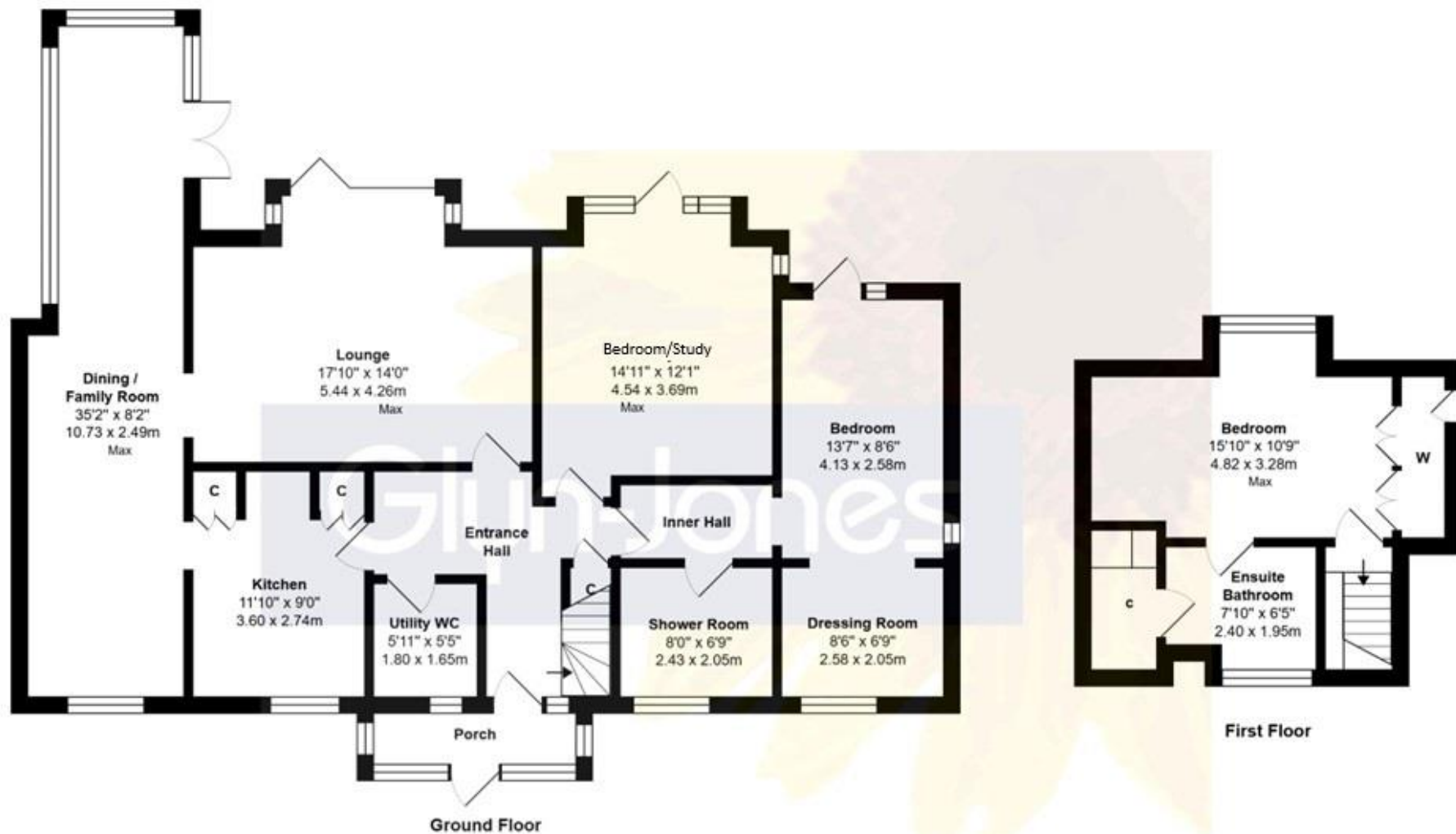
On the **First Floor** there is a third **Double Bedroom**, with sea glimpses from the south facing window and an **En-Suite Bathroom/WC**, well-appointed with fully tiled walls and recessed cupboard housing the hot water cylinder.

**Outside** - The landscaped rear garden is a particular feature; it faces due south and enjoys a high degree of privacy. Areas of lawn are divided by Indian sandstone pathways leading to the numerous outbuildings, including a substantial **Studio** (11'3 x 7'3), a timber **Summerhouse** (15'10 x 7'11) both with power and light and a garden shed. There are a number of trees, bushes and well stocked shrub borders. The garden is enclosed by tall timber fencing, with a side gate providing access to the seafront greensward via a twitten. A **Detached Garage** (18'10 x 8'5) is located to the rear of the garden, of brick construction with a pitched roof and further hardstanding to the front.

There is a walled front garden and large 'key-blocked' driveway providing off road parking for several vehicles.







Council Tax Band: F

Energy Performance Rating: D (68)

Total Approx. Floor Area 1528 ft<sup>2</sup> ... 142.0 m<sup>2</sup>

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.

94 The Street, Rustington, West Sussex, BN16 3NJ

Tel: 01903 770095

Email: rustington@glyn-jones.com

[www.glyn-jones.com](http://www.glyn-jones.com)

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

**Glyn-Jones**