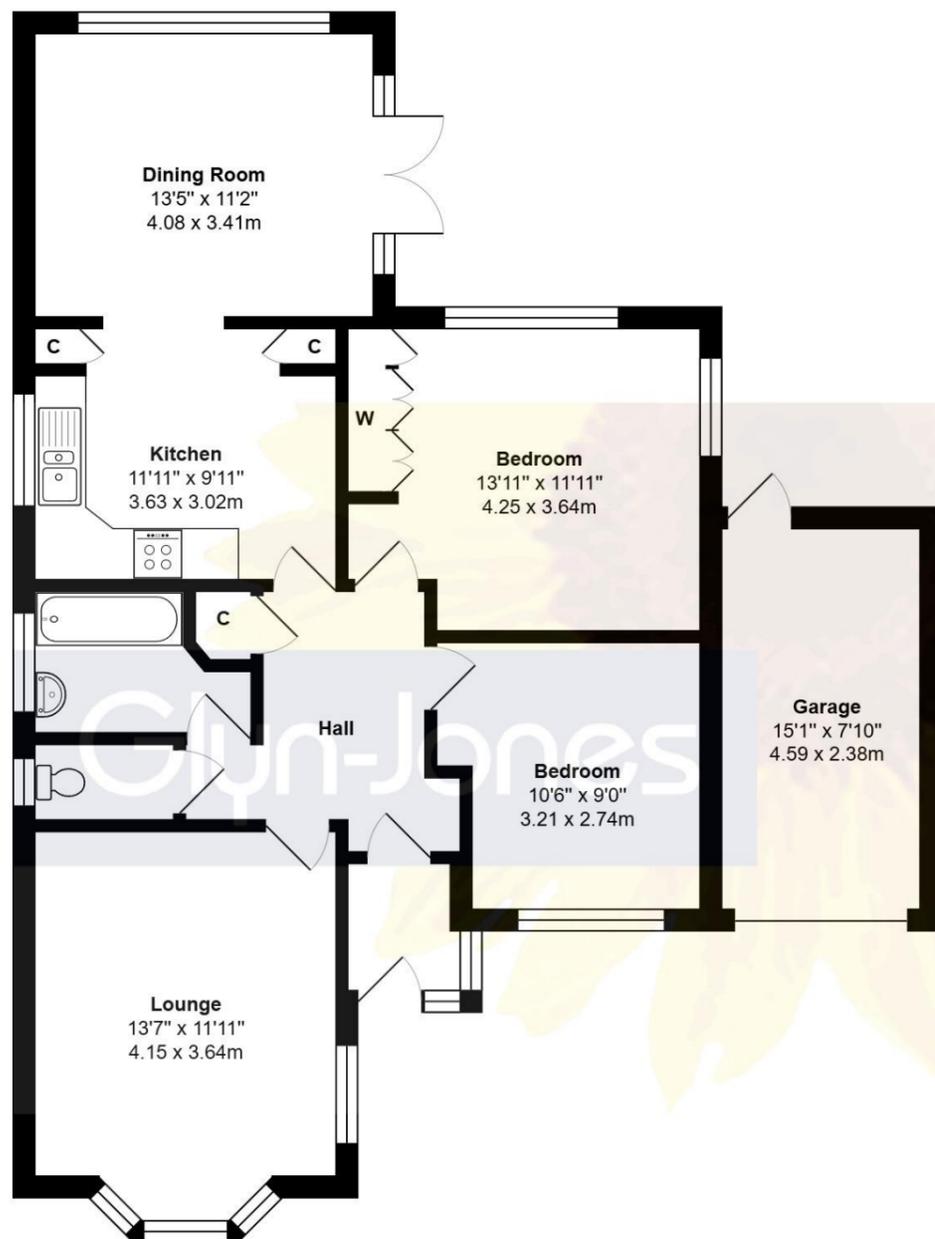


7 Cheam Road,  
Rustington, West Sussex BN16 2EH  
£500,000 - Freehold



Total Area: 1046 ft<sup>2</sup> ... 97.1 m<sup>2</sup> (Including Garage)

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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2026

Council Tax Band – D Energy Efficiency Rating – D (63)

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

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.



Rustington Office  
01903 770095  
rustington@glyn-jones.com



**An extended Detached Bungalow, conveniently located in a private road, close to the village centre, on the sought after Zachary Merton development.**

A popular 1950s brick built bungalow with a hipped tiled roof, benefitting from a rear extension, providing an additional dining room over-looking the rear garden.

The accommodation comprises: entrance porch, entrance hall with access to the roof space, spacious dual aspect sitting room, fitted kitchen, dining room, two good sized bedrooms and a bathroom with separate WC. Outside there is very pleasant secluded garden and an attached garage.

The property is offered for sale in generally good clean decorative order, but would lend itself to some modernisation. Particular features include the large kitchen opening to the dining room, gas fired central heating and uPVC double glazed windows.

In our opinion, this is a good opportunity to acquire a spacious and well-built detached bungalow in a most desirable residential location.



At an Average rating of

4.9/5 ★★★★★



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# 7 Cheam Road, Rustington, West Sussex BN16 2EH



**Outside –**  
There is an attractive rear garden of approximately 55’ in length, by 40’ in width. The garden is mainly laid to lawn with shrub borders and a variety of trees and bushes. Tall feather-board timber fencing encloses the garden, providing both security and privacy. The rear garden is not overlooked. Adjacent to the bungalow is a small patio area, with a path leading down the garden and to a timber garden shed.

To the front of the bungalow is a further area of lawn, with low retaining brick garden wall.

**Garage –**  
There is a brick built single garage to the side of the property, approached via a private driveway, with up and over door. The garage offers power and light and a personal door to the rear garden.

**Location –**  
Cheam Road is a private road located within the favoured Zachary Merton area of Rustington, to the south east of the village. A short stroll of just a few hundred yards takes you to Rustington’s village centre, with its comprehensive amenities, including library, churches, doctors and dentists surgeries, and a wide range of both independent and national retailers, including Waitrose and Iceland.

The seafront can be found within just one third of a mile providing a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure Centre and Mewsbrook Park are within a mile and other leisure activities are close to hand, including Angmering-on-Sea Tennis Club, sailing at East Preston, established golf courses at Ham Manor and Littlehampton.

A regular coastal bus service provide good links to neighbouring towns and villages, and Angmering mainline station is approx.1.5 miles, with a regular service to Gatwick Airport and London Victoria.

