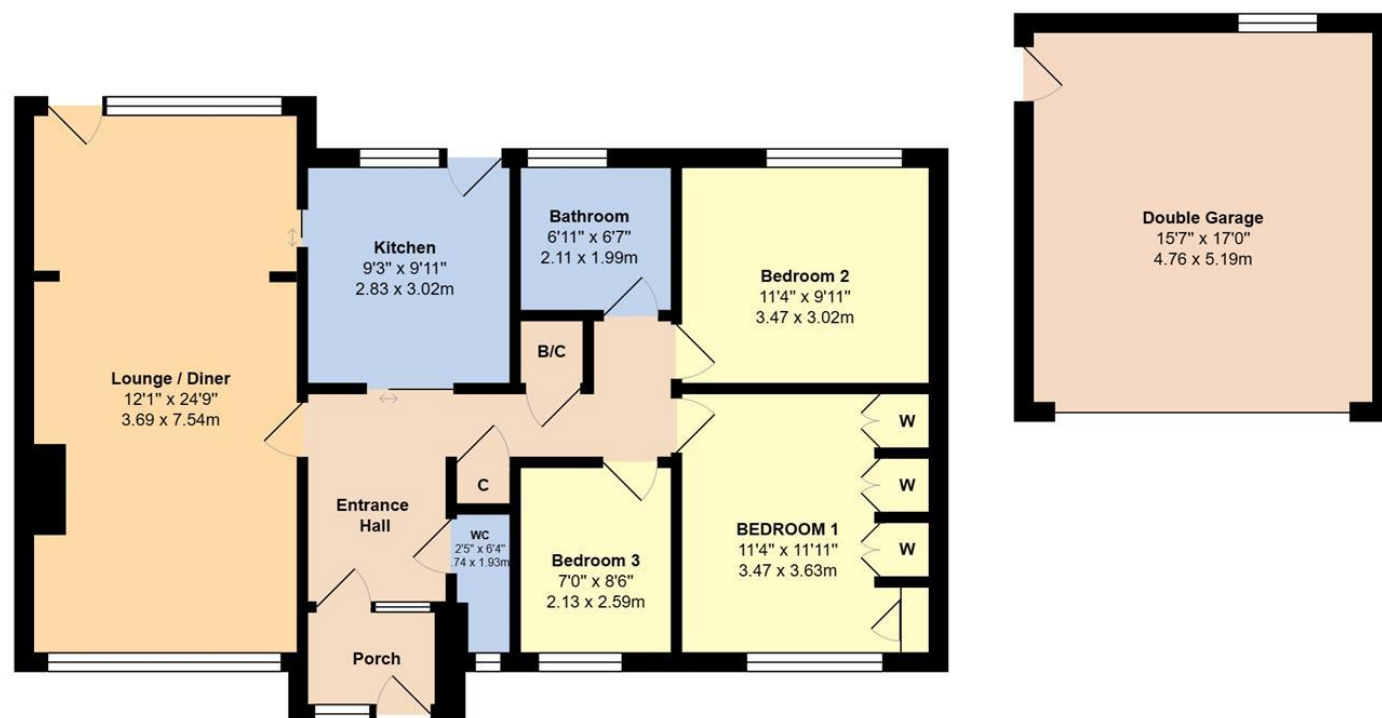


29 Meadway, Rustington

West Sussex BN16 2DD

“Guide Price” £650,000 (Freehold)



Total Area: 1232 ft² ... 114.5 m² (Includes 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 Jtm 2023



Council Tax Band - E
Energy Efficiency Rating – C
Estate Charge - £165 per annum

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
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Modern Detached Bungalow | Generous Sized Plot | Three Bedrooms | Spacious Lounge/Dining Rooms | Kitchen | Bathroom/WC | Additional Separate WC | Gas Central Heating Double Glazing | South Facing Rear Garden | Double Garage | Extensive off Road Parking | Attractive Cul-De-Sac

Offered for sale with no ongoing chain, this bright and spacious detached bungalow is favourably located on Rustington's private Sea Estate within close proximity of most amenities, including the village centre and the seafront.

A particular feature is the landscaped southerly garden and double garage. Other benefits include; gas central heating, uPVC double glazing, with a Georgian style window to the front, and original parquet flooring.

The property is, in our opinion, presented in good clean decorative order throughout, and however does provide good potential for updating and refurbishment.

29 Meadway, Rustington, West Sussex BN16 2DD
“Guide Price” £650,000 (Freehold)



Location – Meadway is a sought after cul de sac located on Rustington’s private Sea Estate, within less than half a mile of the seafront, and conveniently located for most amenities.

Rustington’s comprehensive village centre can be found within approximately half a mile, with a wide range of independent shops, Waitrose supermarket and extensive amenities. The Angmering mainline railway station is less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton. A little further afield there is the historic town of Arundel with castle and cathedral, horseracing at Goodwood and Fontwell, and Chichester Festival Theatre.



Outside –

There is a delightful, landscaped rear garden, with an individual circular themed design, with interlocking circular areas of lawn with blocked paved edging and matching circular areas of patio. The garden is maintained to a high standard with well-kept lawns, shrub borders with many trees, bushes and plants, all enclosed by tall timber panel fencing.

To the front there is a private driveway providing ample off-road parking and leading to the **DETACHED DOUBLE GARAGE**. The property is set back from the road with an open plan garden laid to lawn.