



20 Barnsite Gardens, Rustington, Littlehampton, BN16 3QJ

£399,950

- Semi Detached Chalet Bungalow In Popular Residential Area
- Ground Floor WC & Separate First Floor Shower Room
- 12'9 Garden Room
- Vacant Possession & Chain Free
- 18'9 Master Bedroom
- Popular Location within Walking Distance to Rustington Village & Amenities
- 15'4 Integral Garage & Further Driveway Parking
- 15'6 Lounge
- 0.8 Miles from Seafront
- Low Maintenance Rear Garden

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Nestled in the charming area of Barnsite Gardens, Rustington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms are designed to ensure a restful night's sleep, making it an ideal home for couples or small families.

The bungalow features a thoughtfully designed bathroom, catering to all your daily needs. Its single-storey layout not only enhances accessibility but also promotes a sense of ease in everyday living. The surrounding area is known for its friendly community atmosphere, with local amenities and beautiful coastal walks just a stone's throw away.

This property presents an excellent opportunity for those seeking a tranquil lifestyle in a picturesque setting. Whether you are looking to downsize or searching for your first home, this bungalow in Rustington is sure to impress. Don't miss the chance to make this charming residence your own.



Council Tax Band: C

Tenure: Freehold



LOUNGE
15'6x10'4

GARDEN ROOM
12'9x8'8

BEDROOM 1
18'9x11'5

BEDROOM 2
11'5x9'9

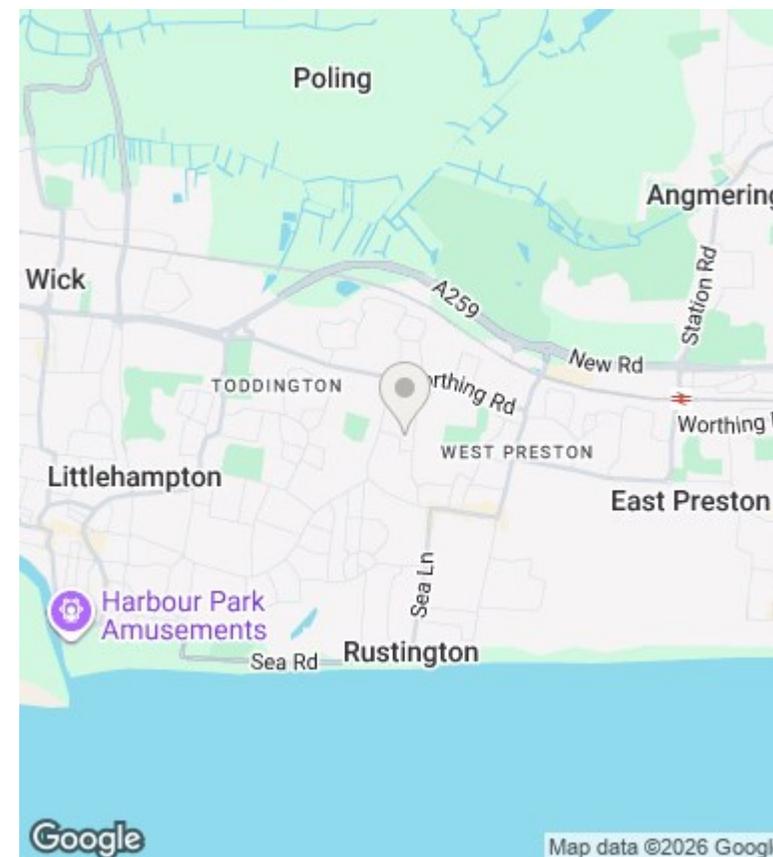
INTEGRAL GARAGE
15'4x8'5

BATHROOM
6'3x5'9





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.