



Ruston Park | Rustington | BN16 2AD  
Price on Application

**JS**  
*Signature*  
jacobs Steel





Jacobs Steel are delighted to offer this stunning two-bedroom bungalow in a quiet, sought-after location near Rustington.



A home of style & comfort













## Key Features

- Close To The Beach
- Close To Shops
- Refurbished Throughout
- Parking & EV Charging
- Stunning Reception
- Gas Central Heating
- Chain Free
- 2 Bedrooms En Suite



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**



Compelling blend of modern design, flexible living space, and refined coastal lifestyle.

Jacobs Steel are thrilled to present to the market this exceptional contemporary bungalow, set in a sought-after and peaceful location just moments from the vibrant coastal town of Rustington. This beautifully designed home offers the perfect balance of style, comfort, and practicality — ideal for modern living.

As you step inside, you're welcomed by a spacious and inviting entrance hall that leads to all principal rooms, setting the tone for the high-quality finish and thoughtful layout found throughout. At the heart of the home is a stunning open-plan kitchen, dining, and living space — a true centre piece designed with both entertaining and everyday comfort in mind.

Flooded with natural light thanks to its dual-aspect layout, this warm and sociable space features a sleek, fully integrated kitchen with a breakfast bar and views across the rear garden. The dining area is ideal for hosting, with bi-folding doors that open onto a private terrace, perfect for alfresco meals. The lounge area offers a relaxing retreat, also with bi-folding doors opening to the garden, creating a seamless indoor-outdoor flow.

The principal bedroom suite is impressive, complete with a bespoke dressing room fitted with cabinetry and a luxurious en-suite shower room. A second generously sized double bedroom also benefits from built-in cabinetry and its own modern en-suite bathroom. A stylish cloakroom off the main hallway completes the interior.



The rear garden has been thoughtfully landscaped for low-maintenance enjoyment, with a generous lawn and a smart patio area ideal for outdoor living. To the front, a spacious driveway provides ample parking for multiple vehicles, and an electric vehicle charging point is conveniently located near the entrance.

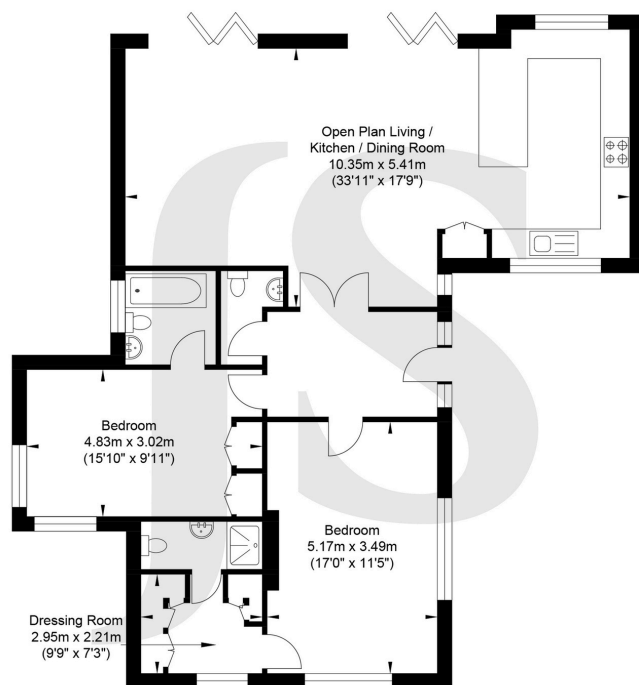
Tucked away in a favoured and quiet residential setting, the property is ideally positioned close to Rustington — a thriving seaside town offering an excellent range of amenities including a Waitrose, a mix of independent shops and high street favourites, cafes, and restaurants. The nearby railway station provides excellent transport links to London, Brighton, Chichester and beyond, making it perfect for commuters or those seeking easy access for leisure travel.

With the beach and South Downs also within easy reach, the location offers the best of coastal and countryside living.

This outstanding bungalow effortlessly blends contemporary design with practical living, and Jacobs Steel are excited to offer such a rare opportunity in this highly desirable area. Early viewing is strongly recommended.



## Ruston Park



Approximate Floor Area  
1132.90 sq ft  
(105.25 sq m)

Approximate Gross Internal Area = 105.25 sq m / 1132.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Property Details:

Floor area \* as quoted from the floorplan: 1132 sqft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.