



2 Mariners Walk, Rustington BN16 2ER  
**£380,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Requires Modernising
- Spacious Accommodation
- Close to the Beach
- South Rustington
- Drive & Garage
- 2 Double Bedrooms
- West Rear Garden
- EPC Rating: - TBA

A detached bungalow situated in South Rustington, close to the beach and greensward.

The property does require a considerable amount of modernising and in brief the accommodation comprises: - entrance hall, spacious lounge, kitchen, conservatory, two bedrooms, bathroom and separate WC. Outside there is a front garden, a west facing rear garden and a private drive to attached garage.

As previously mentioned the bungalow does require refurbishment so will only suit those looking for a project.

Mariners Walk is in South Rustington and runs down to the beach from Sutton Avenue which in turn runs between Evelyn Avenue and Broadmark Lane.





## ENTRANCE HALL

## LOUNGE

16' 9" x 11' 9" (5.11m x 3.58m)

## KITCHEN

13' 5" x 11' 3" (4.09m x 3.43m)

## CONSERVATORY

23' 5" x 10' 11" (7.14m x 3.33m)  
MAX

## BEDROOM 1

14' 4" x 11' 3" (4.37m x 3.43m)

## BEDROOM 2

12' 2" x 11' 9" (3.71m x 3.58m)

## BATHROOM

## SEPARATE WC

## PRIVATE DRIVE

## GARAGE

## WEST FACING REAR GARDEN



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