



16 The Bramblings, Rustington BN16 2DA
£640,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Chalet**
- **3 Bedrooms**
- **2 Bathrooms**
- **Viewing Recommended**
- **Private Sea Estate**
- **Utility Room**
- **Close to Village & Shops**
- **Drive & Garage**
- **EPC Rating: - TBA**

A detached versatile and spacious chalet bungalow within Rustington's prestigious private Sea Estate.

In brief the accommodation comprises: - entrance hall, reception hall, spacious lounge that opens into a sun room, kitchen, utility room, separate dining room, two ground floor bedrooms and bath/shower room/WC. In addition there is a third bedroom on the first floor along with a shower room/WC and spacious landing.

The property is offered for sale in excellent decorative order and its numerous features include gas fired central heating, double glazing, electrically operated garage door and very spacious and versatile accommodation.

The property is situated in an extremely sought after location within Rustington's very popular private Sea Estate. The Sea Estate can be accessed from Station Road and Broadmark Lane into Bushby Avenue via a security gated entrance for residents.

We would strongly recommend viewing this delightful property to be able to fully appreciate both the accommodation and location.



Ground Floor

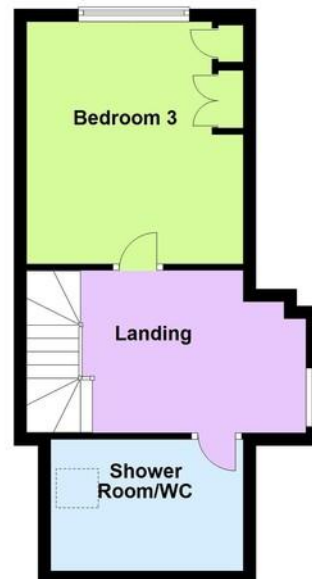
Approx. 140.3 sq. metres (1510.0 sq. feet)



Total area: approx. 171.6 sq. metres (1847.3 sq. feet)

First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



ENTRANCE HALL

RECEPTION HALL

12' x 10' (3.66m x 3.05m)

LOUNGE & SUN ROOM

27' 6" x 13' (8.38m x 3.96m)

DINING ROOM

11' 4" x 10' (3.45m x 3.05m)

BEDROOM 1

14' x 12' (4.27m x 3.66m)
plus bay

BEDROOM 2

14' x 12' (4.27m x 3.66m)

KITCHEN

11' 4" x 8' 9" (3.45m x 2.67m)

UTILITY ROOM

11' 5" x 5' (3.48m x 1.52m)

GROUND FLOOR BATH/SHOWER ROOM

FIRST FLOOR BEDROOM 3

12' 8" x 11' 4" (3.86m x 3.45m)

FIRST FLOOR SHOWER ROOM/WC

PRIVATE DRIVE TO GARAGE

FEATURE REAR GARDEN

EPC TO FOLLOW



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