



42 Tennyson Avenue, Rustington BN16 2PH  
**£290,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 2 Bedrooms
- West Facing Rear Garden
- Off Road Parking & Garage
- Electric Heating
- Shower Room/WC
- Popular Area of Rustington
- No Onward Chain
- EPC Rating: - 'E'

A detached bungalow which is pleasantly situated in a popular residential area of Rustington known locally as 'Poets Corner'.

In brief the accommodation comprises: - entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms and shower room/WC. Outside there is a west facing rear garden with adjacent garage with side door into the rear garden, a front garden and brick paved off road parking space. There is also an additional area of garden opposite the garage which could be used for additional parking, storage or additional garden

The property has electric heating and double glazing along with cavity wall and loft insulation. We understand that there is gas to the property but the meter has been removed.

The bungalow is situated to the south-west of Rustington village centre and shops which are approximately half a mile away. Tennyson Avenue runs between Henry Avenue and The Crescent and is a short walk away from the seafront and Mewsbrook Park.



Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

## ENTRANCE HALL

## LOUNGE/DINING ROOM

18' 5" x 10' (5.61m x 3.05m)

## KITCHEN

12' 3" x 8' 1" (3.73m x 2.46m)

## CONSERVATORY

16' 11" x 7' 6" (5.16m x 2.29m)

## BEDROOM 1

13' x 10' (3.96m x 3.05m)

## BEDROOM 2

9' 2" x 8' 1" (2.79m x 2.46m)

## SHOWER ROOM/WC

## FRONT GARDEN

## OFF ROAD PARKING

## WEST FACING REAR GARDEN

## DETACHED GARAGE



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