



8 Cowdray Drive, Rustington BN16 3SJ  
**£545,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Chalet
- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor Cloakroom
- Conservatory
- 2 Bathrooms
- Long Private Drive
- Garage & Car Port
- EPC Rating - 'D'

Set well back from the road and approached via a long driveway with ornamental roundabout, the attractive outward appearance of this property, belies the spacious accommodation within. Instead of looking at a row of houses on the opposite side of the road, the front aspect here is of open green parkland. Built by Hargreaves in 1990 this house, together with its' neighbour, are the only two properties of this particular design on this Parklands Estate.

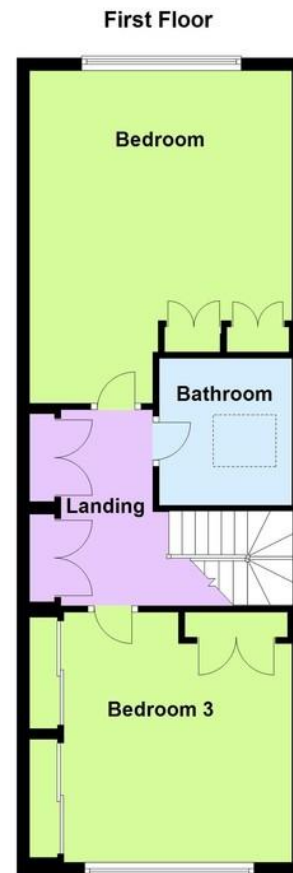
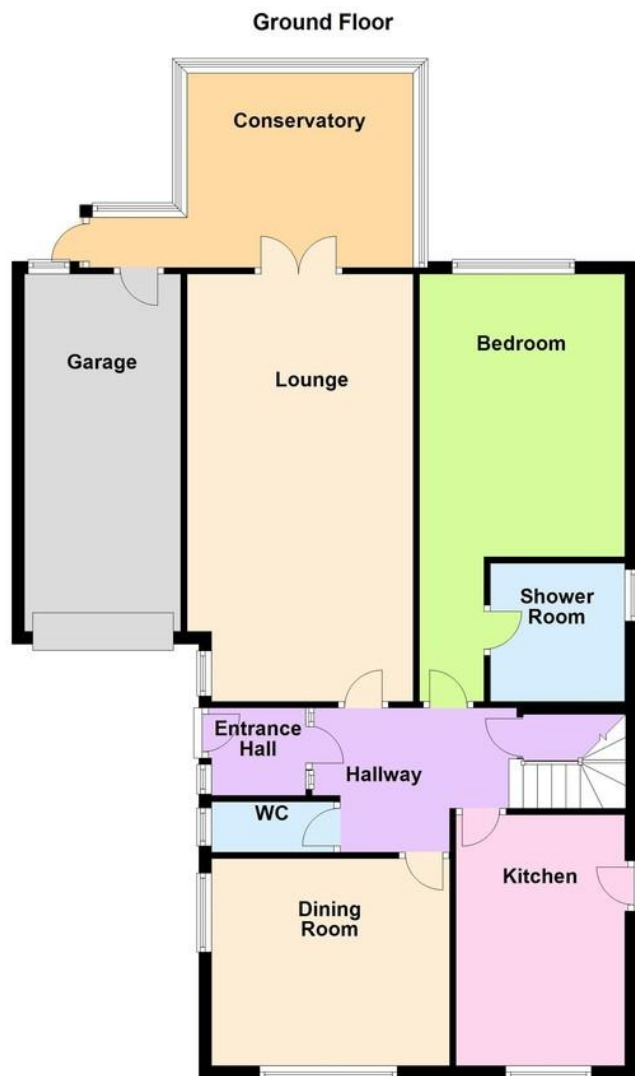
Now that the property is 30 years old, there are areas, including the bathroom and cloakroom, which are ripe for modernisation, and the asking price has been set to reflect that some decoration will be desirable. The more imaginative home-improver might consider combining the kitchen and dining room into one large family kitchen/diner.

Just round the corner, in one direction, can be found a Marks and Spencer Simply Food store, whilst in the other direction, are situated bus stops for the 700 coastliner route providing connections for Brighton and/or Portsmouth.

The nearby village of Rustington with its thriving High Street, offers comprehensive shopping facilities including Waitrose supermarket; Boots chemist; independent Butchers; Greengrocers; Post Office; Banks and Building Societies; Library; Doctors; Dentists; Opticians and several Bars and Restaurants.

In the area can also be found Retail Parks with outlets such as Sainsbury; Halfords; Dunelm; Next; Aldi; PC World/Currys; Wickes; Tesco.





## ENTRANCE HALL

## CLOAKROOM

## LOUNGE

22' 3" x 11' 9" (6.78m x 3.58m)

## DINING ROOM

12' 6" x 10' 10" (3.81m x 3.3m)

## KITCHEN

13' 4" x 8' 9" (4.06m x 2.67m)

## CONSERVATORY

12' 11" x 10' 2" (3.94m x 3.1m)

## GROUND FLOOR BEDROOM

14' 9" x 10' 8" (4.5m x 3.25m)

## EN SUITE SHOWER ROOM/WC

## FIRST FLOOR

## BEDROOM 2

17' 6" x 13' 9" (5.33m x 4.19m)

## BEDROOM 3

13' 9" x 13' 9" (4.19m x 4.19m)  
(4.19 square) into wardrobes

## BATHROOM

## GARAGE

18' 7" x 8' 4" (5.66m x 2.54m)

## CAR PORT

144 Sq Metres

Excluding Garage & Conservatory



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

