



9 Kirkland Close, Rustington BN16 2QZ
£535,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Chalet Bungalow**
- **Central Rustington**
- **3 Bedrooms**
- **Ground Floor Shower Room/WC & Separate WC**
- **First Floor Bedroom & Shower Room/WC**
- **Plans For Further First Floor Bedroom**
- **Long Private Drive to Garage**
- **Immaculate Condition**
- **EPC Rating: - TBA**

A rare opportunity to buy a detached chalet bungalow in the heart of central Rustington with versatile accommodation and offered for sale in immaculate condition.

The property has been extremely well cared for and is offered for sale in beautiful condition and with no onward chain and its numerous features include: - spacious accommodation, modern shower rooms to both the ground and first floor as well as plans for a further first floor bedroom, parking to the front and a long private drive to a detached garage with remote controlled up and over door.

The accommodation in brief comprises: spacious entrance hall, lounge/dining room, kitchen, ground floor bedroom with fitted bedroom furniture, further ground floor bedroom/study, shower room/WC and separate WC, first floor bedroom with extensively fitted wardrobes and further eaves storage and shower room/WC. Outside there are well maintained front and rear gardens as well as a parking area and a long private drive to detached garage.

Kirkland Close is situated in central Rustington and can be found off Parry Drive and Sea Lane running from the centre of Rustington to the seafront.



Ground Floor
Approx. 87.7 sq. metres (944.2 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



SPACIOUS ENTRANCE HALL
14' 2" x 14' 4" (4.32m x 4.37m)
'L' Shaped

LOUNGE/DINING ROOM
22' 7" x 15' 10" (6.89m x 4.84m)

KITCHEN
13' 8" x 9' 1" (4.17m x 2.77m)

BEDROOM 2
13' 7" x 10' 5" (4.14m x 3.18m)
maximum

BEDROOM 3
9' 10" x 8' (3m x 2.44m)

GROUND FLOOR SHOWER ROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM 1
16' x 10' (4.88m x 3.05m)

SHOWER ROOM/WC

DETACHED GARAGE
17' 4" x 8' 4" (5.28m x 2.54m)

**EPC TO
FOLLOW**



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