



25 Ruston Park, Rustington BN16 2AD
£575,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Popular Ruston Park Area
- 2 Double Bedrooms
- Open Plan Lounge/Dining Room
- Bathroom/WC & Additional WC
- Delightful Established Gardens
- No Onward Chain
- Private Drive & Garage
- EPC : - 'D'

A detached bungalow which is very pleasantly located in the popular Ruston Park area of Rustington.

In brief the accommodation comprises: - entrance hall, inner hall, lounge with opening into the dining room, kitchen, side loggia/utility room, bathroom/WC, additional separate WC and two double bedrooms. Outside there is a private drive to the front providing off road parking and accesses the garage. The rear garden is approximately 49' wide x 46' deep and is well established with a patio, lawn and well stocked side and rear gardens.

Features include gas central heating, double glazing and the property is offered for sale with no onward chain.

The bungalow does require a certain amount of modernising giving a new owner the opportunity to refurbish the property to their own style.

Ruston Park is situated to the east of Rustington and is accessed from Station Road.





ENTRANCE HALL

INNER HALL

LOUNGE

17' 1" x 11' (5.21m x 3.35m)

DINING ROOM

11' x 7' 5" (3.35m x 2.26m)

KITCHEN

17' 8" x 10' 10" (5.38m x 3.3m)
max

LOGGIA/UTILITY AREA

9' 8" x 5' 6" (2.95m x 1.68m)

BEDROOM 1

15' x 12' (4.57m x 3.66m)
min

BEDROOM 2

12' 5" x 11' 5" (3.78m x 3.48m)

BATHROOM/WC

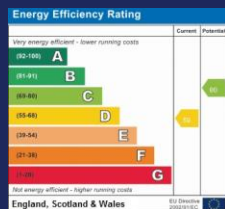
ADDITIONAL SEPARATE WC

GARAGE

16' 10" x 9' (5.13m x 2.74m)

PRIVATE DRIVE

FRONT GARDEN



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