



32 The Crescent, Rustington BN16 2PF  
**£440,000** (offers in excess) of **Freehold**

**HAWKE & METCALFE**  
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Semi Detached Bungalow**
- **Stunning Open Plan Living Area**
- **2/3 Bedrooms**
- **Modernised & Redecorated Throughout**
- **Refitted Kitchen & Shower Room/WC**
- **Internal Viewing Recommended**
- **Double Width Private Drive**
- **Good Size South/West Rear Garden**
- **EPC Rating: TBA**

An extended and refurbished semi detached bungalow which must be viewed internally to fully appreciate both the accommodation and condition.

In brief the accommodation comprises: - entrance hall, feature open plan living room that has a modern kitchen with built in appliances and under floor heating; two bedrooms both with built in wardrobes, additional reception room or third bedroom and refitted shower room/WC with adjacent utility area. Outside there is a double width private drive that offers off road parking for two vehicles and the rear garden is mainly laid to lawn with a patio area enclosed by fencing.

Features include: - gas central heating, double glazing, underfloor heating to open plan living room/kitchen, built in fridge/freezer, double electric oven with microwave and grill; dishwasher and gas hob. The loft is insulated and part boarded, the electrics and plumbing were replaced and new in 2016.

The bungalow is pleasantly situated in the 'Poets Corner' area of Rustington and is to the Southwest of Rustington village centre and shops. The seafront and Mewsbrook Park are only a short walk away. The Crescent is off Holmes Lane which in turn leads up to Sea Lane.





## ENTRANCE HALL

## OPEN PLAN LIVING ROOM & KITCHEN

18' 4" x 16' 9" (5.59m x 5.11m)

## BEDROOM 1

16' 6" x 11' 4" (5.03m x 3.45m)

## BEDROOM 2

9' 8" x 8' 8" (2.95m x 2.64m)

## BEDROOM 3/ADDITIONAL RECEPTION ROOM

11' 8" x 11' 4" (3.56m x 3.45m)

## SHOWER ROOM/WC

## UTILITY AREA

## LARGE PRIVATE DRIVE

## SOUTHWEST FACING REAR GARDEN

**EPC GRAPH  
TO FOLLOW**



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