



23 The Parkway, Rustington BN16 2BT
O.I.R.O. £775,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Private Sea Estate
- Versatile Chalet Style Property
- 3 Bedrooms
- 2 Reception Rooms
- F/F Shower/WC & G/F Bathroom
- Viewing Recommended
- Large Established Garden
- Private Drive & Garage
- EPC Rating: - 'D'

A detached chalet bungalow which is pleasantly situated within Rustington Private Sea Estate.

In brief the accommodation comprises: - entrance hall, lounge, conservatory, kitchen, dining room, two ground floor bedrooms and a bathroom/WC; a first floor third bedroom with shower room/WC. Outside there is a private drive to the front providing off road parking for several vehicles and access to the attached garage with up and over door. The rear garden is a particular feature being a good size and well established with a patio, lawn and shrub borders.

Features include gas fired central heating, double glazing and very good decorative order throughout.

We would recommend viewing to appreciate the lovely versatile accommodation and the delightful plot and location.

The property is situated within the private Sea Estate which is conveniently located close to the village centre and shops. The Parkway is accessed from Station Road, Rustington.

Council Tax Band 'F'





Total area: approx. 130.0 sq. metres (1399.3 sq. feet)



ENTRANCE HALL

LOUNGE

16' x 12' (4.88m x 3.66m)

CONSERVATORY

13' 5" x 9' 7" (4.09m x 2.92m)

KITCHEN

11' 7" x 11' 6" (3.53m x 3.51m)

DINING ROOM

11' 5" x 11' (3.48m x 3.35m)

BEDROOM 1

12' 3" x 12' 2" (3.73m x 3.71m)

BEDROOM 2

12' 2" x 12' (3.71m x 3.66m)

BATHROOM/WC

BEDROOM 3

14' 8" x 10' 10" (4.47m x 3.3m)

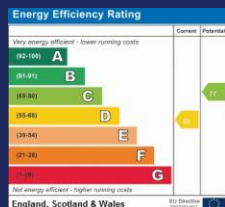
SHOWER ROOM/WC

GARAGE

16' x 8' 7" (4.88m x 2.62m)

PRIVATE DRIVE

ESTABLISHED GARDENS



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