



1 Amberley Road, Rustington BN16 2EE  
**£499,950 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Central/South Rustington
- 2/3 Bedrooms
- Requires Modernising
- Spacious Lounge
- Corner Plot
- Long Drive to Garage
- Private Road Close to Shops
- EPC Rating: - 'E'

A detached bungalow located in a private road in South Rustington, close to the village centre and shops.

The property does require modernising throughout and so will appeal to a buyer who is looking for a complete refurbishment project.

In brief the accommodation comprises: - porch, entrance hall, double aspect bay fronted lounge, kitchen, garden room, two double bedrooms and a third bedroom or dining room; bathroom/WC.

The bungalow is located on a corner plot and has gardens to two sides and a long private drive to the garage.

Amberley Road is a private road in South Rustington and number 1 is on the corner of Amberley Road and Glenville Road, being conveniently positioned close to the village centre and shops whilst the seafront is only a short walk away.

Council Tax Band : - 'D'



Approx. 82.7 sq. metres (890.3 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)

## PORCH

## ENTRANCE HALL

**DOUBLE ASPECT LOUNGE**  
13' 7" x 12' 5" (4.14m x 3.78m)

**KITCHEN**  
10' 10" x 9' 4" (3.3m x 2.84m)

**GARDEN ROOM**  
11' 5" x 8' (3.48m x 2.44m)

**BEDROOM 1**  
12' 4" x 11' (3.76m x 3.35m)

**BEDROOM 2**  
11' x 10' 11" (3.35m x 3.33m)

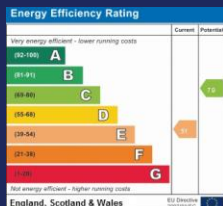
**BEDROOM 3/DINING ROOM**  
11' x 7' 11" (3.35m x 2.41m)

## BATHROOM/WC

## CORNER PLOT

## LONG PRIVATE DRIVE

**GARAGE**  
15' 10" x 8' 3" (4.83m x 2.51m)



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