



28 Andrew Close, Rustington BN16 3QE  
**£535,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Lovely Detached Bungalow
- Central Rustington
- 2 Double Bedrooms
- Large Conservatory
- Spacious Kitchen & Utility Room
- Viewing Recommended
- Vacant Possession
- Private Drive to Garage
- EPC Rating: - 'D'

A well presented detached bungalow in central Rustington, close to the village centre and shops. Offered for sale with vacant possession.

In brief the accommodation comprises: - entrance hall, bay fronted lounge, two double bedrooms, conservatory, modern refitted kitchen with breakfast bar, utility room and a refitted bathroom/WC with separate shower. Outside there is a large private drive providing off road parking for numerous vehicles and accesses the attached garage with electrically operated garage door. There is a well maintained rear garden which is laid to lawn with a patio area.

Features include gas central heating (boiler in roof space), double glazing and very good decorative order throughout.

We would recommend viewing this lovely bungalow to appreciate both the property and location.

Andrew Close is a quiet cul-de-sac off the southern end of Old Manor Road which in turn leads directly into The Street and village centre.

**CHAIN FREE**

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Approx. 112.0 sq. metres (1205.7 sq. feet)



Total area: approx. 112.0 sq. metres (1205.7 sq. feet)

## ENTRANCE HALL

## BAY FRONTED LOUNGE

14' 1" x 11' 6" (4.29m x 3.51m)  
minimum measurements

## KITCHEN

12' x 11' 4" (3.66m x 3.45m)

## UTILITY ROOM

7' 10" x 5' 5" (2.39m x 1.65m)

## CONSERVATORY

17' 9" x 10' 9" (5.41m x 3.28m)

## BEDROOM 1

14' 6" x 10' 11" (4.42m x 3.33m)

## BEDROOM 2

11' 7" x 10' 11" (3.53m x 3.33m)

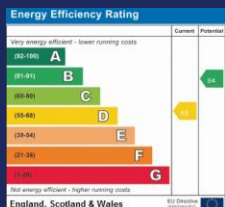
## BATH/SHOWER ROOM/WC

## GARAGE

14' 6" x 8' 8" (4.42m x 2.64m)

## LARGE PRIVATE DRIVE

## ATTRACTIVE REAR GARDEN



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

