



17 Shirley Close, Rustington BN16 2EG
£465,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Popular 'South Rustington' Location
- Complete Refurbishment Required
- 2 Bedrooms
- Private Drive to Garage
- West Rear Garden
- No Onward Chain
- Council Tax Band 'D'
- EPC Rating: - 'E'

A detached bungalow which requires extensive refurbishing and modernising in South Rustington, between the sea and village.

If you are looking for a property to refurbish and extend then this could be the opportunity you have been waiting for.

The bungalow is pleasantly situated in a quiet cul de sac in south Rustington, within the very popular 'Zachery Merton' area and has a good size plot and gardens.

We believe S.T.U.P consents that this property could be extended to the rear and into the loft to create spacious and versatile accommodation.

Viewing is recommended to appreciate both the location and potential this property has to offer.

Shirley Close is off Merton Avenue and is best approached from Glenville Road, off Broadmark Lane.



Floor Plan
Approx. 81.4 sq. metres (876.7 sq. feet)



Total area: approx. 81.4 sq. metres (876.7 sq. feet)

ENTRANCE HALL

LOUNGE

16' 9" x 10' 10" (5.11m x 3.3m)

KITCHEN

11' 11" x 7' 3" (3.63m x 2.21m)

BEDROOM 1

13' 8" x 11' (4.17m x 3.35m)

BEDROOM 2

12' x 8' 9" (3.66m x 2.67m)

WET ROOM

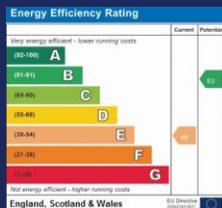
SEPARATE WC

PRIVATE DRIVE

GARAGE

WEST REAR GARDEN

68' x 38' (20.73m x 11.58m)



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

