



1 Acre Close, Rustington BN16 3PG  
**£599,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Spacious Detached Bungalow
- 3 Bedrooms
- Large Lounge/Dining Room
- Bathroom/WC & Shower Room/WC
- Spacious Accommodation
- Large 85' x 30' Rear Garden
- Private Drive to Garage/Car Port
- Council Tax - Band 'D'
- EPC Rating - 'D'

A particularly spacious detached bungalow pleasantly situated in a small cul-de-sac in a popular residential area of Rustington.

In brief the accommodation comprises: - entrance and inner halls, large open plan lounge/dining room, kitchen, bedroom one with adjacent shower room/WC, two further bedrooms and another bathroom/WC and a useful utility room with seating.

Outside there is a private drive to a car port/garage and a large 85' x 30' rear garden.

Features include gas central heating, replacement double glazing and the bungalow is offered for sale in very good decorative order. Internal viewing is strongly recommended.

The bungalow is pleasantly situated in a cul-de-sac just off North Lane which in turn runs between The Street and the Worthing Road.



Approx. 121.3 sq. metres (1306.1 sq. feet)



Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

## ENTRANCE HALL

## INNER HALL

## LOUNGE/DINING ROOM

21' 5" x 13' 9" (6.53m x 4.19m)  
max

## KITCHEN

9' 10" x 9' 6" (3m x 2.9m)

## UTILITY ROOM

## BEDROOM 1

17' 9" x 10' 5" (5.41m x 3.18m)

## SHOWER ROOM/WC

## BEDROOM 2

13' 4" x 9' (4.06m x 2.74m)

## BEDROOM 3

11' 2" x 10' (3.4m x 3.05m)

## BATHROOM/WC

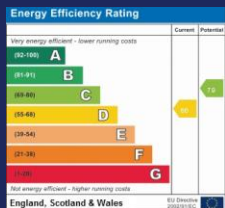
## PRIVATE DRIVE

## CAR PORT/GARAGE

17' 7" x 7' 8" (5.36m x 2.34m)

## LARGE REAR GARDEN

85' x 30' (25.91m x 9.14m)



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