



22 Cheam Road, Rustington BN16 2EH  
**£740,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Very Spacious Detached Bungalow**
- **Private Road in Rustington**
- **Private Corner Plot Garden**
- **Master Bedroom with En Suite & Dressing Room**
- **2 Further Double Bedrooms**
- **2 Reception Rooms**
- **Large Private Drive**
- **Council Tax Band - 'E'**
- **EPC Rating: - 'D'**

WOW - An absolutely amazing detached bungalow in a private road in South Rustington between the seafront and shops.

The accommodation is particularly spacious and versatile and includes a master bedroom suite area with dressing room/study and en suite shower room/WC and the two remaining bedrooms are both good size doubles. The double aspect lounge measures 17' x 15' and the double aspect dining room has a lovely bay window and double opening French doors to the garden.

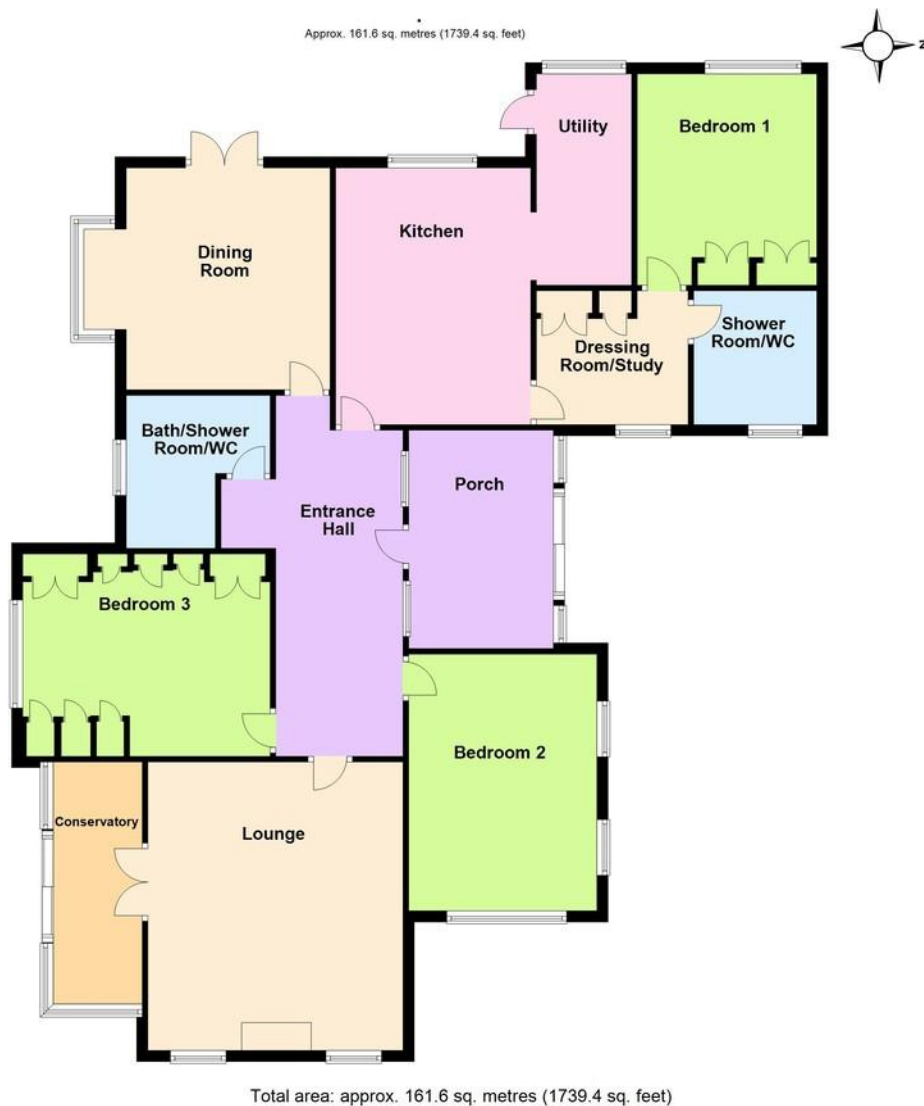
We would strongly recommend viewing this lovely bungalow to fully appreciate both the accommodation and delightful location.

Features include: - gas fired central heating, double glazing, large private drive providing off road parking for numerous vehicles, secluded corner plot, south and west facing gardens, modern refitted kitchen and utility room.

Cheam Road is a private gated road that runs between Merton Avenue and Sutton Avenue which in turn leads into Broadmark Lane that runs between the seafront and shops in the village centre. The seafront and greensward are only a very short distance away.

Private road charge - £60 per annum.





## PORCH

12' 10" x 7' 5" (3.91m x 2.26m)

## ENTRANCE HALL

19' x 6' (5.79m x 1.83m)

## LOUNGE

17' x 15' (5.18m x 4.57m)

## CONSERVATORY

14' 2" x 5' 3" (4.32m x 1.6m)

## DINING ROOM

13' x 12' (3.96m x 3.66m)  
minimum

## KITCHEN

15' x 11' 6" (4.57m x 3.51m)

## UTILITY ROOM

12' 3" x 5' 7" (3.73m x 1.7m)

## BEDROOM 1

12' 9" x 10' 7" (3.89m x 3.23m)

## DRESSING ROOM/STUDY

9' x 7' 10" (2.74m x 2.39m)

## EN SUITE SHOWER ROOM/WC

## BEDROOM 2

15' 1" x 11' 1" (4.6m x 3.38m)

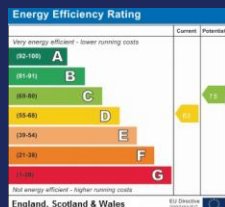
## BEDROOM 3

14' 7" x 12' (4.44m x 3.66m)

## MAIN BATHROOM/WC

## PRIVATE CORNER PLOT GARDENS

## LARGE PRIVATE DRIVE



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