



7 Preston Paddock, Rustington BN16 2AA  
**£575,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

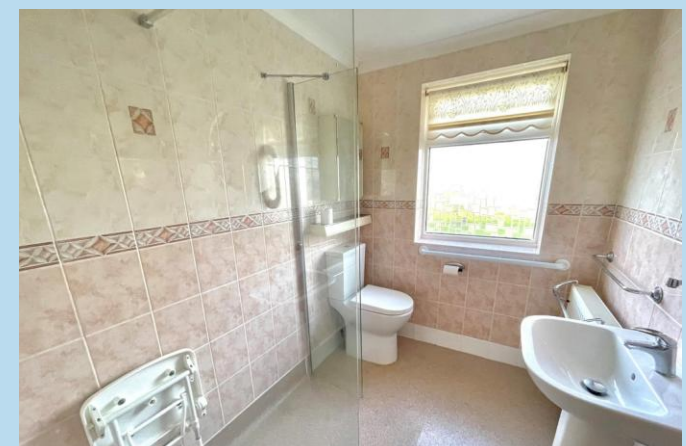
- Spacious Bungalow on a Large Plot
- In & Out Drive & Large Gardens
- 2 Double Bedrooms
- Separate Lounge & Dining Room
- Large 19' x 15' Garage
- Rear Garden 77' x 62'
- No Onward Chain
- Council Tax Band 'F'
- EPC Rating 'D'

A particularly spacious bungalow set within a large plot in a private road in Rustington.

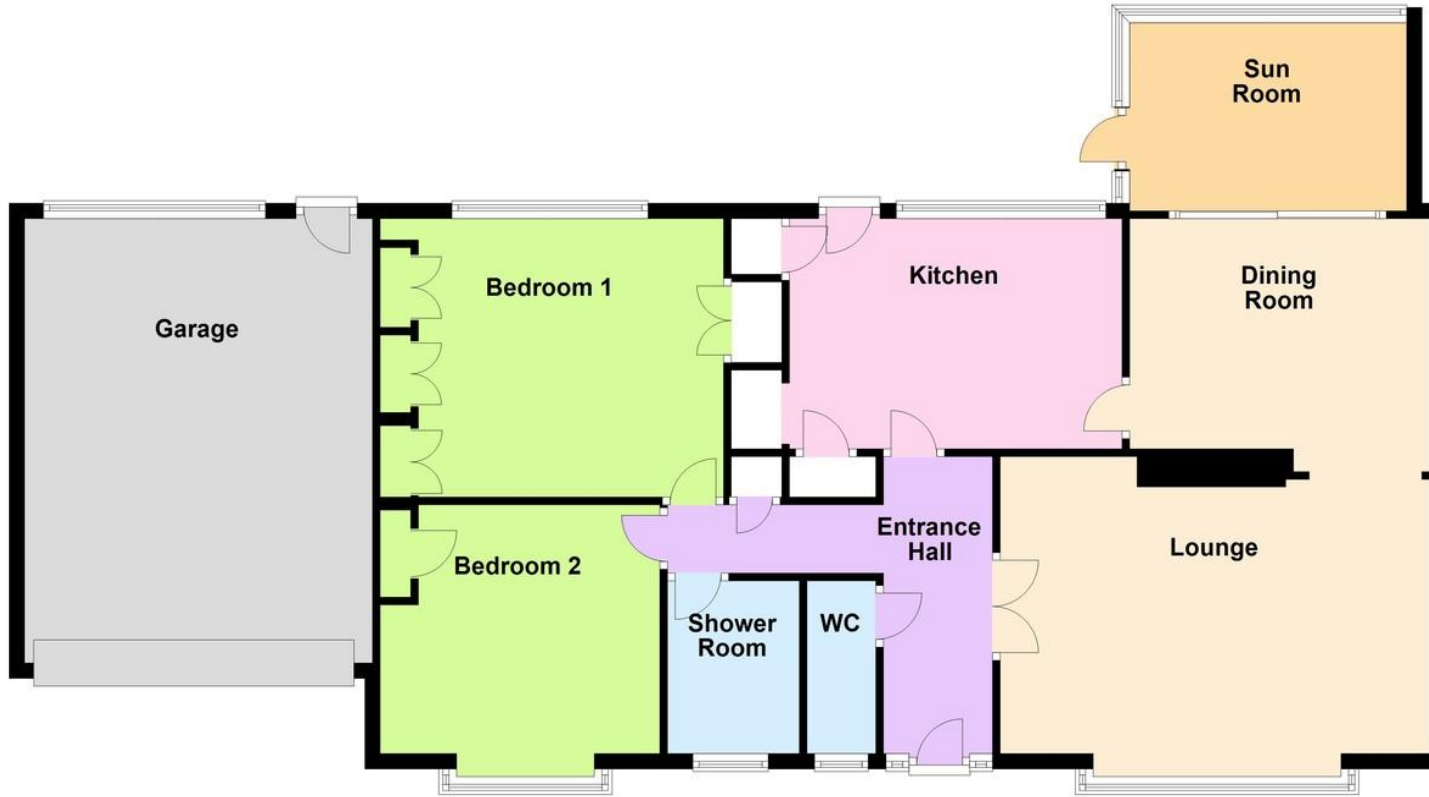
In brief the accommodation comprises: - entrance hall, bay fronted lounge, separate dining room, sun room, kitchen, cloakroom, shower room/WC and two double bedrooms. Outside there is an in and out private drive which provides off road parking for numerous vehicles and accesses the attached garage which has an electric up and over door and personal door to the rear garden.

The rear garden is a particular feature being 77' deep by 62' wide with a large lawn and patio and is very private and secluded.

Preston Paddock is a private cul-de-sac in Rustington and is off Station Road which runs between Rustington and Angmering



Approx. 132.3 sq. metres (1424.6 sq. feet)



Total area: approx. 132.3 sq. metres (1424.6 sq. feet)

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

18' 5" x 12' 8" (5.61m x 3.86m)

**DINING ROOM**

13' x 10' 9" (3.96m x 3.28m)

**SUN/GARDEN ROOM**

11' 10" x 8' (3.61m x 2.44m)

**KITCHEN**

14' 2" x 9' 10" (4.32m x 3m)

**BEDROOM 1**

15' 4" x 11' 10" (4.67m x 3.61m)

**BEDROOM 2**

12' x 10' 8" (3.66m x 3.25m)

**SHOWER ROOM/WC**

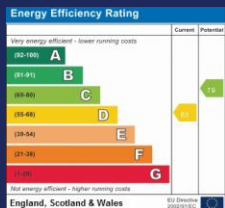
**GARAGE**

19' x 15' (5.79m x 4.57m)

**PRIVATE IN & OUT DRIVEWAY**

**REAR GARDEN**

77' x 62' (23.47m x 18.9m)



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

