



49 Broadmark Lane, Rustington BN16 2HH  
**£725,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- 5 Bedrooms
- 3 Reception Rooms
- 3 Bath/Shower Rooms
- 2 Feature Log Burners
- En Suite to Master
- South Rustington
- Council Tax Band 'E'
- Large Private Drive & Integral Garage
- EPC Rating: - 'C'

An impressive extended house in South Rustington between the sea and shops which really has to be seen to fully appreciate the standard and size of the accommodation.

In brief the accommodation comprises: - entrance hall, ground floor shower/cloakroom, separate lounge and dining room, particularly large 'open plan' luxury kitchen/family room with log burner and two sets of French doors to the rear garden; master bedroom with en suite shower room/WC, a further four bedrooms and additional bathroom/WC.

Outside there is a large private drive which provides off road parking for numerous vehicles and leads to an integral garage. The rear garden is a good size and very private with a decked area.

Features include gas central heating, double glazing, refitted modern kitchen and bathroom and shower rooms, two log burners and exposed wooden floors.

We would strongly recommend internal viewing to be able to fully appreciate this delightful property.

Situated midway along Broadmark Lane between the sea and shops in South Rustington, both of which are only a very short walk away.





## ENTRANCE HALL

## GROUND FLOOR SHOWER/CLOAKROOM

## LOUNGE

13' 5" x 12' 1" (4.09m x 3.68m)

## DINING ROOM

11' 3" x 11' 2" (3.43m x 3.4m)

## KITCHEN/FAMILY ROOM

29' 1" x 13' 10" (8.86m x 4.22m)

## (KITCHEN AREA)

18' 4" x 13' 10" (5.59m x 4.22m)

## FAMILY ROOM AREA

10' 7" x 8' 7" (3.23m x 2.62m)

## BEDROOM 1

13' 5" x 11' 5" (4.09m x 3.48m)

## EN SUITE SHOWER ROOM/WC

## BEDROOM 2

11' 5" x 11' 3" (3.48m x 3.43m)

## BEDROOM 3

9' 11" x 8' 9" (3.02m x 2.67m)

## BEDROOM 4

8' 9" x 8' (2.67m x 2.44m)

## BEDROOM 5

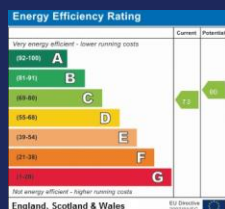
8' 5" x 8' 2" (2.57m x 2.49m)

## BATHROOM/WC

## GARAGE

16' 6" x 9' (5.03m x 2.74m)

## LARGE PRIVATE DRIVE



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk



