



6 Parry Drive, Rustington BN16 2QY  
**£600,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Stunning Detached Bungalow**
- **Internal Viewing Essential**
- **Refurbished & Modernised Throughout**
- **Open Plan Kitchen/Dining Room**
- **2 Bedrooms**
- **Large Private Drive to Garage**
- **Delightful Gardens**
- **Council Tax Band 'E'**
- **EPC Rating: - 'C'**

An absolutely stunning detached bungalow offered for sale in the heart of Rustington village centre, close to the comprehensive shopping parades and other local amenities.

The property has been extensively refurbished and modernised throughout making internal viewing essential to fully appreciate both the accommodation and quality of the modernisation carried out.

In brief the accommodation comprises: - 'L' shaped entrance hall, lounge, delightful open plan kitchen/dining room with sliding doors into the conservatory; utility/study room, two bedrooms, shower room/WC and an additional separate WC

Outside there is an extensive private drive to the front and side that provides off road parking for several vehicles and accesses the attached garage with power, light, personal door to rear garden and electric roll up front door.

The rear garden has been landscaped and now has a lovely lawn with well stocked side borders and a pleasant seating area along with vegetable planter troughs and a garden shed.

Features include refitted luxury kitchen with built in appliances and instant boiling hot water tap, solid fuel burner in the lounge, gas central heating and double glazing; refitted shower room/WC and separate WC and 'evening sun' front patio area.

Parry Drive is pleasantly and conveniently situated in central Rustington and is accessed from the northern end of Sea Lane via Box Tree Avenue.



**Floor Plan**  
Approx. 127.7 sq. metres (1374.2 sq. feet)



Total area: approx. 127.7 sq. metres (1374.2 sq. feet)

## ENTRANCE HALL

## LOUNGE

15' 10" x 11' 10" (4.83m x 3.61m)

## KITCHEN/DINING ROOM

30' x 10' 2" (9.14m x 3.1m)  
average measurement.

## CONSERVATORY

17' x 8' 4" (5.18m x 2.54m)

## UTILITY/STUDY ROOM

25' x 8' 5" (7.62m x 2.57m)  
max

## BEDROOM 1

13' 6" x 10' 4" (4.11m x 3.15m)  
max

## BEDROOM 2

9' 10" x 7' 10" (3m x 2.39m)

## SHOWER ROOM/WC

## ADDITIONAL SEPARATE WC

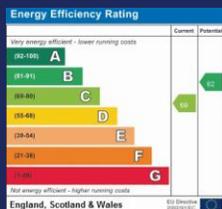
## EXTENSIVE PRIVATE DRIVE

## GARAGE

17' 10" x 9' 2" (5.44m x 2.79m)

## LANDSCAPED REAR GARDEN

## FRONT PATIO AREA



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