



7 Hawley Road, Rustington BN16 2QD  
**£600,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Detached House**
- **3 Bedrooms**
- **3 Reception Rooms**
- **Gas Central Heating**
- **No Onward Chain**
- **Sought After Location**
- **Large Rear Garden**
- **Council Tax Band 'F'**
- **EPC Rating - 'D'**

A particularly spacious extended detached house pleasantly situated in one of Rustington's most sought after roads that leads down to the beach and seafront.

In brief the accommodation comprises: - entrance hall, lounge, dining room, family room, study, ground floor cloakroom, kitchen, 3 bedrooms and a bathroom/WC.

Outside there is a private drive and garage to the front along with a garden and a particularly large established rear garden

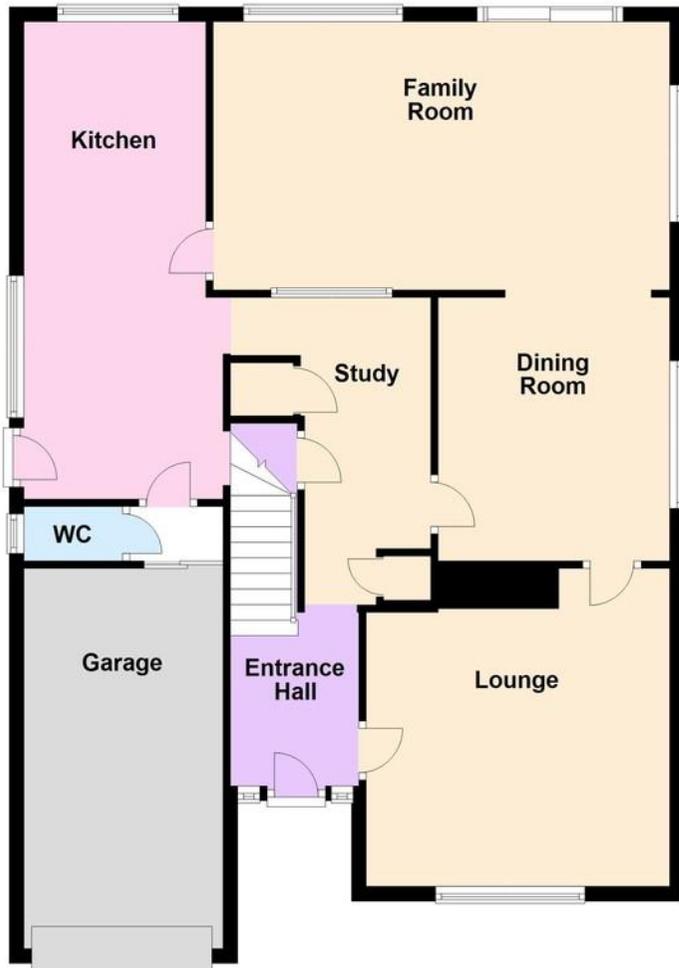
Features include gas central heating, double glazing and there is no onward chain.

Hawley Road is situated to the south-west of Rustington village centre and shops and can either be accessed from Holmes Lane or Harsfold Road.



## Ground Floor

Approx. 103.3 sq. metres (1111.5 sq. feet)



## First Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 156.8 sq. metres (1688.2 sq. feet)

## ENTRANCE HALL

## LOUNGE

14' 1" x 13' 7" (4.29m x 4.14m)

## DINING ROOM

11' 1" x 10' 4" (3.38m x 3.15m)

## FAMILY ROOM

20' 6" x 12' (6.25m x 3.66m)

## KITCHEN

21' 1" x 8' 2" (6.43m x 2.49m)

## STUDY

13' 7" x 5' 11" (4.14m x 1.8m)

## GROUND FLOOR CLOAKROOM

## BEDROOM 1

12' 1" x 11' 4" (3.68m x 3.45m)

## BEDROOM 2

12' x 10' 5" (3.66m x 3.18m)

## BEDROOM 3

12' 5" x 9' (3.78m x 2.74m)

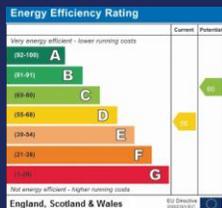
## BATHROOM/WC

## PRIVATE DRIVE

## LARGE REAR GARDEN

## GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)



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