



32 North Lane, Rustington BN16 3PQ
£465,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Extended Detached Bungalow
- 2 Bedrooms
- Kitchen & Dining Area
- Bathroom & Separate WC
- Delightful Gardens
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'E'

An attractive bay fronted detached bungalow pleasantly situated on a elevated corner plot in Rustington.

In brief the accommodation comprises: - front porch, entrance hall, lounge, refitted kitchen and extended dining area, two bedrooms, bathroom and separate WC. Outside there is a private drive and garage to the rear along with wide gated access into the rear garden which is a particular feature of the property.

Other features include, gas central heating, double glazing, very good order throughout and the bungalow is offered for sale with no onward chain.

The property is situated on a corner plot on the corner of North Lane and Acre Close, within close proximity of the village centre and shops. Local buses pass close by giving easy access to surrounding areas.



Floor Plan
Approx. 77.3 sq. metres (832.2 sq. feet)



Total area: approx. 77.3 sq. metres (832.2 sq. feet)

PORCH

ENTRANCE HALL

LOUNGE

15' 10" x 12' (4.83m x 3.66m)
max

KITCHEN

12' x 10' (3.66m x 3.05m)

DINING AREA

10' 3" x 7' 9" (3.12m x 2.36m)

BEDROOM 1

13' 4" x 9' 10" (4.06m x 3m)

BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m)
max

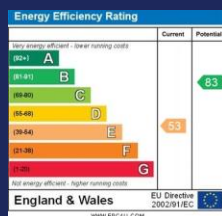
BATHROOM

SEPARATE WC

PRIVATE DRIVE

GARAGE

PRIVATE REAR GARDEN



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

