



17 Hobbs Way, Rustington BN16 2QU  
**£460,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Close to Village Centre & Shops
- South Facing Rear Garden
- Lounge/Dining Room
- Conservatory
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'C'

Set in the sought-after coastal village of Rustington, West Sussex, this detached bungalow offers an exceptional opportunity for those seeking to create a dream home in a prime location. Nestled between the vibrant village centre and the picturesque seafront, the property is perfectly situated for easy access to a wealth of local shops, delightful cafes, and everyday amenities.

Boasting two generous double bedrooms, this bungalow provides ample space for comfortable living. The layout features a large L shaped lounge/dining room, a shower room/wc and an additional separate wc for added convenience. The interior presents tremendous potential and is ready for modernisation, allowing you to stamp your own style and character across every room. The property has gas fired central heating and a bright south facing conservatory.

One of the most appealing aspects of this property is its south-facing rear garden, offering a sun-drenched haven for relaxing or entertaining. The outside space includes a private driveway and a garage, providing off road parking.

With no onward chain, this property promises a smooth and speedy transaction for eager buyers. Enjoying close proximity to both the lively village centre and the serene seafront, this home is perfectly placed for the best of Rustington living.

Don't miss the chance to view this superbly located bungalow and explore its exciting potential-contact us today to arrange your viewing.



## Floor Plan

Approx. 84.7 sq. metres (911.3 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

## PORCH

## ENTRANCE HALL

## LOUNGE/DINING ROOM

20' 5" x 15' 1" (6.22m x 4.6m)  
max

## KITCHEN

12' x 8' (3.66m x 2.44m)

## CONSERVATORY

10' 9" x 6' 5" (3.28m x 1.96m)

## BEDROOM 1

15' 2" x 10' 6" (4.62m x 3.2m)

## BEDROOM 2

11' 5" x 9' 7" (3.48m x 2.92m)

## BATHROOM

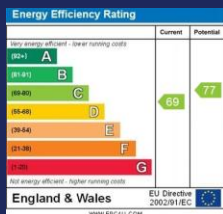
## SEPARATE WC

## GARAGE

18' x 8' 11" (5.49m x 2.72m)

## SOUTH REAR GARDEN

50' x 48' (15.24m x 14.63m)



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