



17 Walnut Avenue, Rustington BN16 3NY  
**£575,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Double Width Garage
- Central Rustington
- 3 Bedrooms
- Bathroom/WC
- Additional Separate WC
- Established Gardens
- No Onward Chain
- EPC To Follow

A rare opportunity to purchase a detached bungalow tucked away at the end of a cul-de-sac in one of Rustington's most sought after locations. Features include: - 3 bedrooms, detached double garage, large private drive, double glazing, gas central heating, west facing rear garden and no onward chain.

In brief the accommodation comprises: - entrance hall, spacious lounge/dining room, kitchen, three good size bedrooms, bathroom/WC and additional separate WC. Outside there is a private drive which provides off road parking for several vehicles and leads to the detached double garage with electric up and over door; open plan front garden and a good size west facing rear garden.

In our opinion there may be scope to create an en suite to the main bedroom and still retain a good size main bathroom/WC.

Walnut Avenue is a very popular location in central Rustington, being just off The Street which leads directly into the village centre and comprehensive shopping parades. There are several bus stops in The Street and a Medical Centre.

We would strongly recommend viewing this property to fully appreciate both the location and accommodation of this delightful bungalow.





## ENTRANCE HALL

## LOUNGE/DINING ROOM

27' 3" x 12' (8.31m x 3.66m)  
max

## KITCHEN

13' 11" x 8' 3" (4.24m x 2.51m)

## BEDROOM 1

12' 9" x 10' 10" (3.89m x 3.3m)

## BEDROOM 2

12' 2" x 9' (3.71m x 2.74m)

## BEDROOM 3

9' 1" x 7' 6" (2.77m x 2.29m)

## BATHROOM/WC

## ADDITIONAL SEPARATE WC

## PRIVATE DRIVE

## DOUBLE GARAGE

16' 5" x 16' 4" (5m x 4.98m)

## ESTABLISHED WEST REAR GARDEN

**EPC TO  
FOLLOW**



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**



