



3 Shirley Close, Rustington BN16 2EG
£465,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Detached Bungalow**
- **Popular South Rustington**
- **2 Bedrooms**
- **En Suite WC & Main Bathroom/WC**
- **Extensive Refurbishment Required**
- **Lounge & Dining Room**
- **Private Drive & Garage**
- **Council Tax - 'D'**
- **EPC Rating: - 'D'**

An extended detached bungalow in a very popular and much sought after location in South Rustington midway between the village centre and seafront.

The property requires a considerable amount of refurbishment and modernising and will appeal to those looking to renovate a property to their own style. We believe S.T.U.P consents there is excellent potential for further extensions into the roof space.

In brief the existing accommodation comprises: - Entrance hall, lounge, dining room, conservatory, kitchen, bedroom one with en suite WC, bedroom two and a separate bathroom/WC.

Viewing is recommended to appreciate both the location and potential this property has to offer.

The bungalow is pleasantly situated in a quiet cul de sac in south Rustington, within the very popular 'Zachery Merton' area and has a good size plot and gardens.

Shirley Close is off Merton Avenue and is best approached from Glenville Road, off Broadmark Lane.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 90.4 sq. metres (973.4 sq. feet)

ENTRANCE HALL

LOUNGE

14' 10" x 12' 5" (4.52m x 3.78m)

DINING ROOM

13' 1" x 12' (3.99m x 3.66m)

CONSERVATORY

11' x 8' (3.35m x 2.44m)

KITCHEN

7' 11" x 7' 9" (2.41m x 2.36m)

BEDROOM 1

11' x 10' (3.35m x 3.05m)

EN SUITE WC

BEDROOM 2

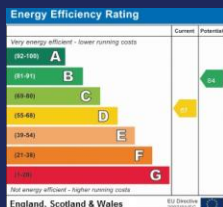
12' x 8' 4" (3.66m x 2.54m)

BATHROOM/WC

PRIVATE DRIVE

GARAGE

GARDENS TO FRONT & REAR



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