



Little Orchard, Stonefields, Rustington BN16 3BY
£575,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 3 Bedrooms
- 2 En Suites
- Close to Shops & Village Centre
- Scope To Modernise & Refurbish
- South Facing Rear Garden
- No Onward Chain
- Council Tax Band - 'E'
- EPC Rating - 'D'

A detached bungalow built in 1986 conveniently located in the centre of Rustington within a short walk of the comprehensive shopping parades.

In brief the accommodation comprises: - entrance hall, inner hall, spacious open plan lounge/dining room with sliding doors to the rear garden; kitchen, main bedroom with en suite bathroom, second bedroom with en suite shower room/WC, third bedroom/study and an additional separate WC.

Outside there is a private drive that provides off road parking and accesses the garage with up and over front door and a personal door into the rear garden which is south facing.

The property does require a certain amount of modernising allowing a new owner to refurbish in their own style and taste.

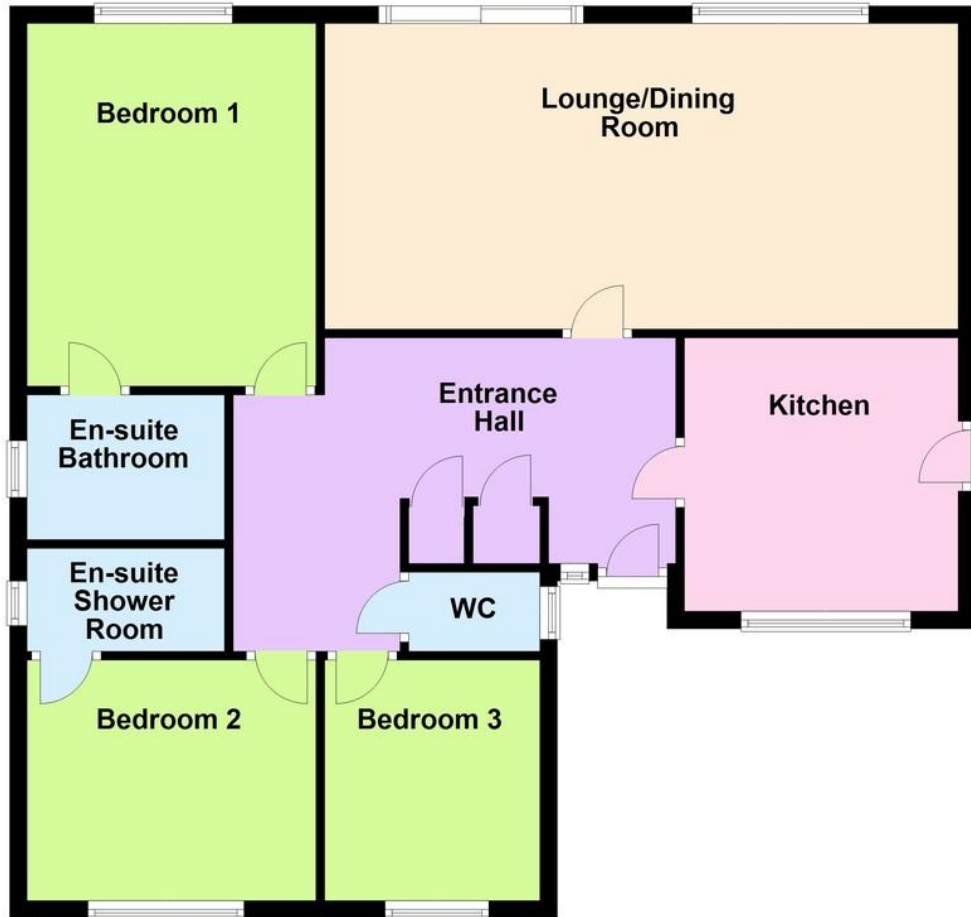
The bungalow is conveniently situated in a small private road within the heart of Rustington village centre and shops. Stonefields is accessed from Ash Lane and the entrance is opposite Broadmark House.

We would strongly recommend viewing this property to fully appreciate the location, accommodation and potential.

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.



Approx. 90.9 sq. metres (978.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

ENTRANCE HALL & INNER HALL

LOUNGE/DINING ROOM

23' 10" x 11' 5" (7.26m x 3.48m)

KITCHEN

10' 3" x 10' 3" (3.12m x 3.12m)

BEDROOM 1

13' 8" x 11' (4.17m x 3.35m)

EN SUITE BATHROOM/WC

BEDROOM 2

10' 7" x 9' 1" (3.23m x 2.77m)

EN SUITE SHOWER ROOM/WC

BEDROOM 3/OFFICE

9' 1" x 8' 1" (2.77m x 2.46m)

CLOAKROOM

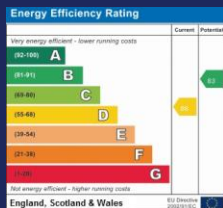
SOUTH FACING REAR GARDEN

LARGE DRIVE

GARAGE

17' x 9' 3" (5.18m x 2.82m)

max



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