



7 Hawley Road, Rustington BN16 2QD
£630,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Detached House**
- **3 Bedrooms**
- **3 Reception Rooms**
- **Gas Central Heating**
- **No Onward Chain**
- **Sought After Location**
- **Large Rear Garden**
- **Council Tax Band 'F'**
- **EPC Rating - 'D'**

A particularly spacious extended detached house pleasantly situated in one of Rustington's most sought after roads that leads down to the beach and seafront.

In brief the accommodation comprises: - entrance hall, lounge, dining room, family room, study, ground floor cloakroom, kitchen, 3 bedrooms and a bathroom/WC.

Outside there is a private drive and garage to the front along with a garden and a particularly large established rear garden

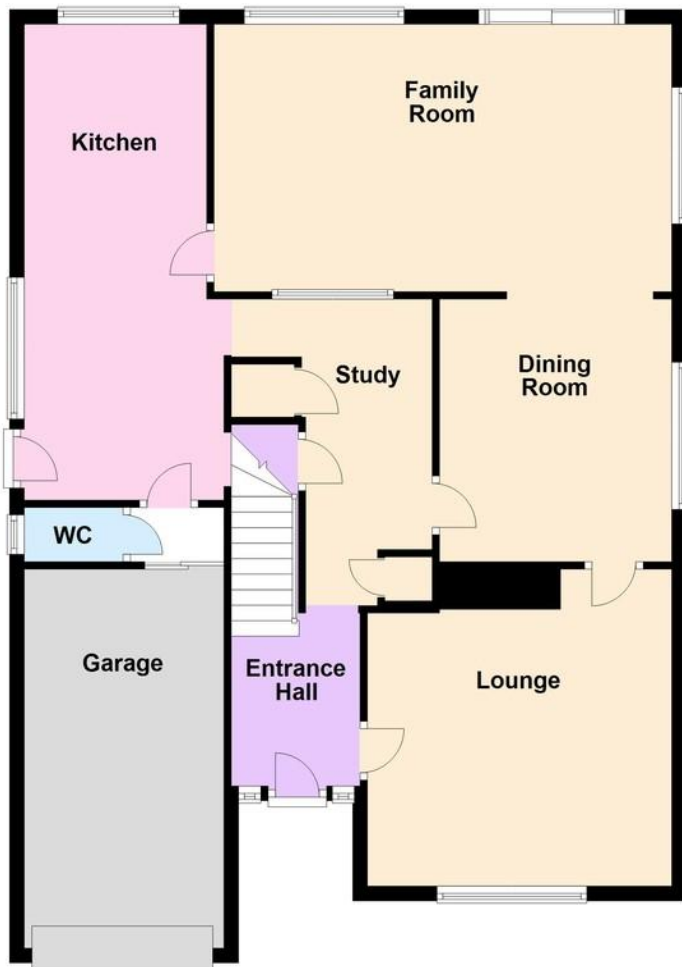
Features include gas central heating, double glazing and there is no onward chain.

Hawley Road is situated to the south-west of Rustington village centre and shops and can either be accessed from Holmes Lane or Harsfold Road.



Ground Floor

Approx. 103.3 sq. metres (1111.5 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 156.8 sq. metres (1688.2 sq. feet)

ENTRANCE HALL

LOUNGE

14' 1" x 13' 7" (4.29m x 4.14m)

DINING ROOM

11' 1" x 10' 4" (3.38m x 3.15m)

FAMILY ROOM

20' 6" x 12' (6.25m x 3.66m)

KITCHEN

21' 1" x 8' 2" (6.43m x 2.49m)

STUDY

13' 7" x 5' 11" (4.14m x 1.8m)

GROUND FLOOR CLOAKROOM

BEDROOM 1

12' 1" x 11' 4" (3.68m x 3.45m)

BEDROOM 2

12' x 10' 5" (3.66m x 3.18m)

BEDROOM 3

12' 5" x 9' (3.78m x 2.74m)

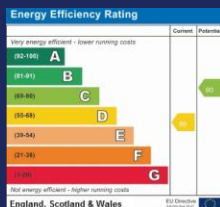
BATHROOM/WC

PRIVATE DRIVE

LARGE REAR GARDEN

GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)



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