



Fircroft Crescent, Rustington BN16 3HP  
**£470,000 Freehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 2 Double Bedrooms
- Large Conservatory
- Refitted Kitchen & Bathroom
- Gas Central Heating
- Private Drive to Garage
- Viewing Recommended
- Council Tax Band 'D'
- EPC Rating : 'D'

Nestled in the popular residential area of Rustington, West Sussex, this newly available detached bungalow offers comfortable and stylish living in a sought-after location. Well presented throughout, the property features a modern refitted kitchen and bathroom.

The spacious, light-filled conservatory adds an extra dimension to the home-perfect for relaxing or entertaining guests while enjoying an aspect onto the rear garden, two well-proportioned bedrooms ensure ample personal space, while the modern bathroom is both practical and has a shower above the bath. Energy efficiency and warmth are ensured by gas central heating and double glazing.

This attractive bungalow benefits from superb outside space, including a private drive leading to a garage-offering valuable off-road parking and secure storage.

Situated to the north-east of Rustington village, the property is ideally placed close to local bus routes, making commuting and getting around the area a breeze. There's every amenity on your doorstep, including a nearby Sainsbury's and an appealing selection of local shops along Worthing Road. Buyers will also appreciate the friendly local community feel that Rustington offers and the nearby coastline.

This is a great opportunity to acquire a lovely detached bungalow in popular location in Rustington and therefore viewing is highly recommended in order to appreciate the quality of accommodation on offer-contact today to arrange your visit.





## SPACIOUS ENTRANCE HALL

### LOUNGE

15' 5" x 11' 2" (4.7m x 3.4m)

### KITCHEN

13' 5" x 11' 1" (4.09m x 3.38m)

### CONSERVATORY

18' 9" x 8' 9" (5.72m x 2.67m)

### BEDROOM 1

14' x 11' 2" (4.27m x 3.4m)

### BEDROOM 2

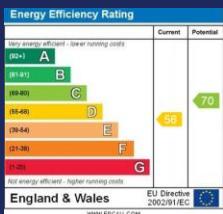
12' 2" x 11' 2" (3.71m x 3.4m)

### BATHROOM/WC

### PRIVATE DRIVE

### GARAGE

### FRONT & REAR GARDENS



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