



4 Box Tree Avenue, Rustington BN16 2RA  
**£550,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **3 Bedrooms**
- **2 Reception Rooms**
- **Central Rustington**
- **Close to Shops**
- **No Onward Chain**
- **Private Drive & Garage**
- **Council Tax Band 'D'**
- **EPC Rating: - 'D'**

A particularly spacious detached bungalow conveniently situated in the heart of Rustington village centre, close to the shopping parades and other local amenities.

In brief the accommodation comprises: - porch, entrance hall, double aspect lounge and dining room, kitchen, three bedrooms (two are double aspect), bathroom/WC and an additional separate WC. In our opinion it could be possible to create an en suite facility using bedroom two and the additional WC.

Outside there is a large drive that provides off road parking and leads to a detached garage. The rear garden is a good size.

Box Tree Avenue is off the northern end of Sea Lane which runs between the village centre and seafront.

We would recommend viewing to appreciate both the accommodation and location of this lovely bungalow.



Approx. 103.5 sq. metres (1114.1 sq. feet)



Total area: approx. 103.5 sq. metres (1114.1 sq. feet)

## PORCH

## ENTRANCE HALL

## LOUNGE

16' 10" x 11' 5" (5.13m x 3.48m)

## DINING ROOM

11' 4" x 11' (3.45m x 3.35m)

## KITCHEN

11' 4" x 10' 10" (3.45m x 3.3m)

## BEDROOM 1

14' 4" x 10' 10" (4.37m x 3.3m)

## BEDROOM 2

14' x 11' (4.27m x 3.35m)

## BEDROOM 3

10' 10" x 9' (3.3m x 2.74m)

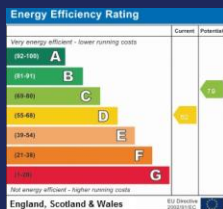
## BATHROOM/WC

## ADDITIONAL SEPARATE WC

## LONG PRIVATE DRIVE

## DETACHED GARAGE

## LARGE REAR GARDEN



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