



27 Andrew Close, Rustington BN16 3QE  
**£525,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Central Rustington
- Detached Bungalow
- 2 Bedrooms
- Gas Central Heating
- Spacious Lounge/Dining Room
- Viewing Recommended
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'D'

A detached 2 bedroom bungalow which is conveniently situated in central Rustington, close to the comprehensive shopping parades.

In brief the accommodation comprises: - Front porch, entrance hall, spacious double aspect 'L' shaped lounge/dining room, refitted kitchen, shower room and separate WC and a useful utility /garden room. There are also 2 good size bedrooms.

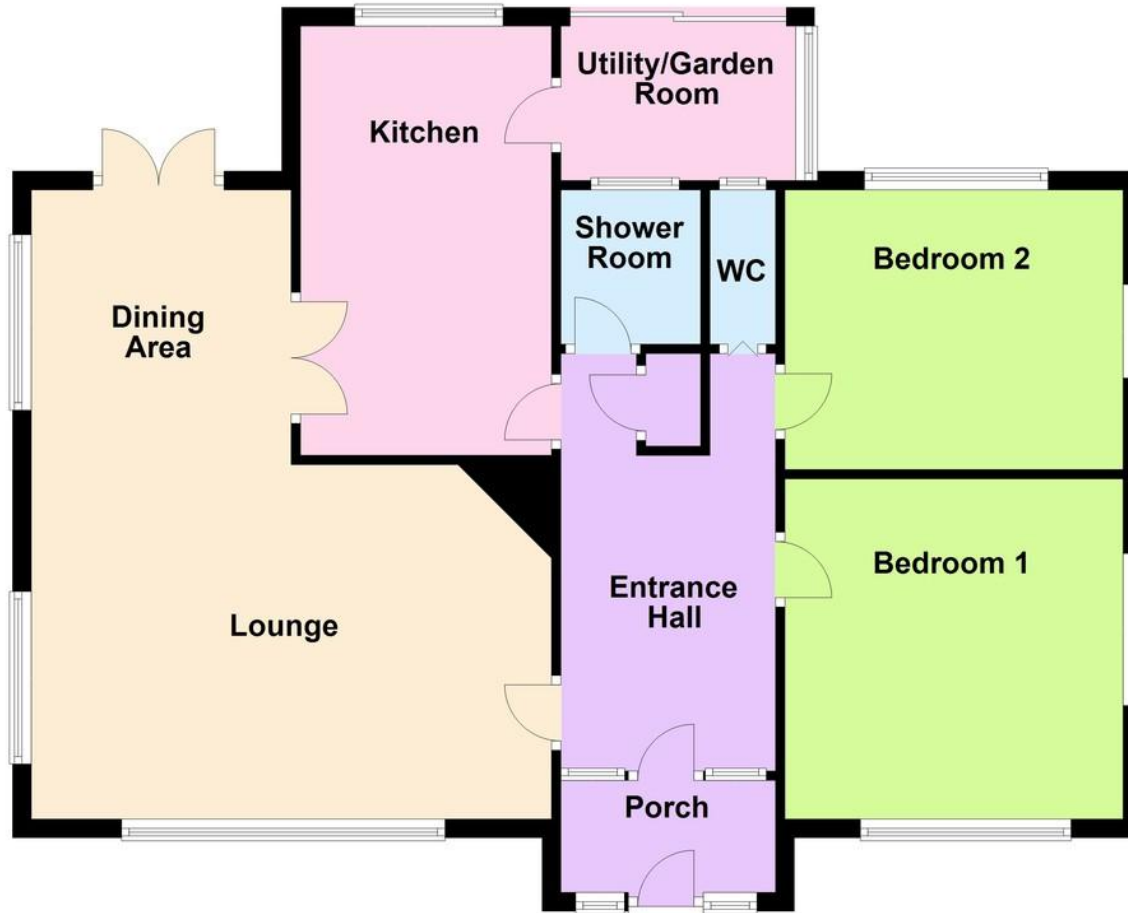
Outside to the front there is a garden and private drive which provides off road parking for several vehicles and accesses a detached garage with electric roller door, power, light and personal door to the rear garden.

The rear garden is a particular feature with a variety of different "sections" which will appeal to a keen gardener.

Andrew Close is a popular and sought after location in Rustington and is close to the village centre and shops. Access is from Old Manor Road which in turn leads into The Street.



Approx. 89.5 sq. metres (963.0 sq. feet)



Total area: approx. 89.5 sq. metres (963.0 sq. feet)

## PORCH

## ENTRANCE HALL

## LOUNGE/DINING ROOM

21' 4" x 18' 2" (6.5m x 5.54m)  
max

## KITCHEN

15' x 8' 7" (4.57m x 2.62m)

## UTILITY/GARDEN ROOM

8' 2" x 6' (2.49m x 1.83m)

## SHOWER ROOM

## SEPARATE WC

## BEDROOM 1

12' x 12' (3.66m x 3.66m)

## BEDROOM 2

11' 10" x 9' 9" (3.61m x 2.97m)

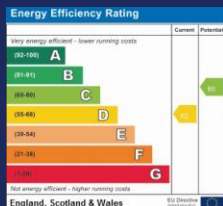
## PRIVATE DRIVE

## GARAGE

16' 10" x 8' 3" (5.13m x 2.51m)

## REAR GARDEN

51' x 45' (15.54m x 13.72m)



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