



19 Cheam Road, Rustington BN16 2EH

£440,000 Freehold (offers in the region of)

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 2 Bedrooms
- Requires Modernising
- Private Road in South Rustington
- Established Gardens
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'D'

A detached bungalow pleasantly situated in a private road in South Rustington.

The property does require modernising giving a new owner the scope to refurbish to suit themselves.

In brief the accommodation comprises: - Entrance hall, bay fronted lounge, two bedrooms, kitchen, conservatory/lean to, bathroom and separate WC.

Cheam Road is a very sought after private road in South Rustington and runs between Sutton Avenue (gated entrance) and Merton Avenue.

Private Road Charge – Approximately £60 per annum



Approx. 87.8 sq. metres (945.2 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)

ENTRANCE HALL

LOUNGE

15' 6" x 12' (4.72m x 3.66m)
max

KITCHEN

11' 10" x 10' (3.61m x 3.05m)

CONSERVATORY

12' 8" x 6' 7" (3.86m x 2.01m)

BEDROOM 1

14' x 12' (4.27m x 3.66m)

BEDROOM 2

10' 8" x 10' 6" (3.25m x 3.2m)

BATHROOM

SEPARATE WC

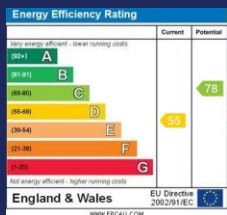
PRIVATE DRIVE

GARAGE

15' 1" x 8' (4.6m x 2.44m)

REAR GARDEN

Approximately 65' deep



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

