



16 The Limes, Rustington BN16 3AQ
£325,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Rarely Available Bungalow
- 2 Bedrooms
- Delightful West Facing Rear Garden
- Close to Village Centre & Shops
- Viewing Recommended
- No Onward Chain
- 2 Allocated Private Parking Spaces
- Council Tax Band 'C'
- EPC Rating - 'C'

A rarely available bungalow which is a "one off" property within the popular private 'The Limes Development', close to Rustington village centre and shops.

In brief the accommodation comprises: - entrance hall, lounge with double opening doors onto the garden, modern kitchen with built in gas hob and electric oven, two good size bedrooms and a modern shower room/WC.

Features include: - gas central heating, double glazing and the property is offered for sale with no onward chain.

Outside there is a delightful private west facing rear garden with patio and lawn and gate with side access to the front. To the front of the bungalow there are two private allocated parking spaces.

The Limes is a private road just off Mill Lane which runs into Ash Lane and in turn the village centre and shops. There is an annual Estate Charge of £274 paid half yearly.



Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)

ENTRANCE HALL

LOUNGE

12' 2" x 11' 7" (3.71m x 3.53m)

KITCHEN

9' 1" x 8' 10" (2.77m x 2.69m)

BEDROOM 1

11' x 10' 3" (3.35m x 3.12m)

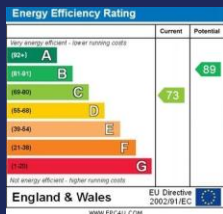
BEDROOM 2

10' 1" x 8' 2" (3.07m x 2.49m)

SHOWER ROOM/WC

PRIVATE WEST FACING REAR GARDEN

2 PRIVATE ALLOCATED PARKING SPACES



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