



8 Priory Road, Rustington BN16 3PZ  
**£475,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Bungalow in Central Rustington**
- **2 Double Bedrooms**
- **Refurbished & Modernised**
- **Conservatory**
- **Internal Viewing Recommended**
- **Feature Established Gardens**
- **Private Drive & Garage**
- **Council Tax Band 'D'**
- **EPC Rating 'E'**

A detached bungalow conveniently situated in the heart of Rustington village centre, close to the comprehensive shopping parades.

The property has been refurbished and modernised by the present owners and is offered for sale in excellent decorative order throughout. We would recommend internal viewing to fully appreciate the accommodation and condition of this lovely bungalow.

In brief the accommodation comprises: - entrance hall, lounge, kitchen/dining room, conservatory, two double bedrooms, bathroom and separate WC.

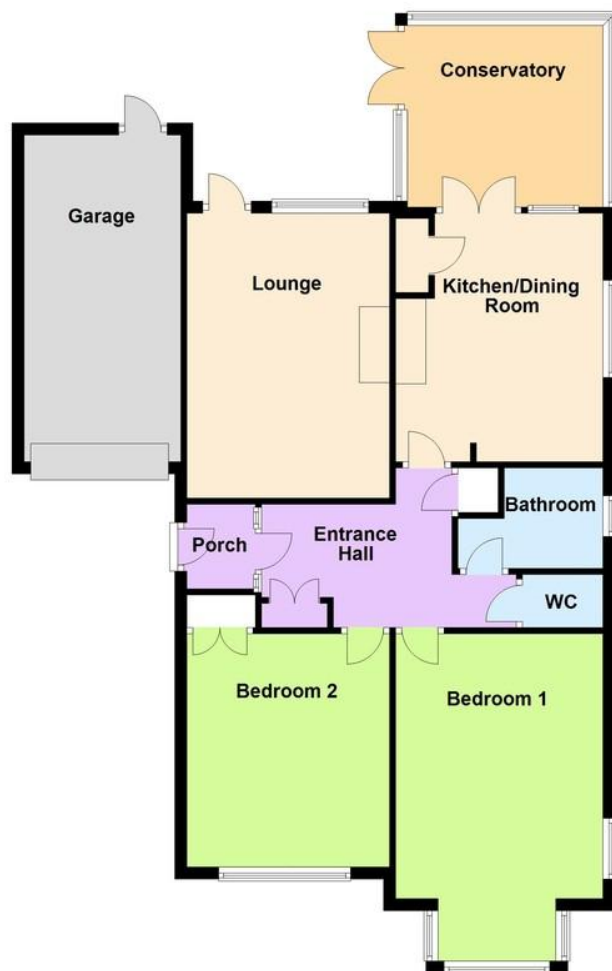
Features include: - gas fired central heating, double glazing, large private drive that provides off road parking for several vehicles, garage and a good size established feature rear garden with patio, lawn and covered seating area.

The bungalow is well positioned in a popular residential area in the centre of Rustington, close to the shops and local amenities. Priory Road runs between Dingley Road and Campbell Drive.

In accordance with the 1979 Estate Agents Act, we are obliged to inform any interested party that the vendor of this property is an employee of Hawke & Metcalfe Estate Agents.



**Floor Plan**  
Approx. 102.2 sq. metres (1099.7 sq. feet)



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

## ENTRANCE HALL

## LOUNGE

15' 5" x 11' (4.7m x 3.35m)

## KITCHEN/DINING ROOM

13' 5" x 11' 3" (4.09m x 3.43m)  
max

## CONSERVATORY

10' 8" x 9' 10" (3.25m x 3m)

## BEDROOM 1

17' 8" x 10' 10" (5.38m x 3.3m)

## BEDROOM 2

12' 6" x 11' 5" (3.81m x 3.48m)

## BATHROOM

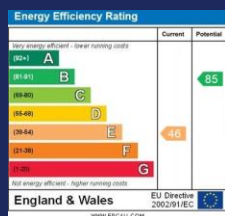
## SEPARATE WC

## LARGE PRIVATE DRIVE

## GARAGE

17' 8" x 8' 6" (5.38m x 2.59m)

## FEATURE ESTABLISHED REAR GARDEN



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