



24 Park Drive, Rustington BN16 3DY
£650,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Chalet House
- 4 Bedrooms & 2 Reception Rooms
- Energy Efficient Solar Panels
- Large Conservatory
- No Onward Chain
- West Facing Rear Garden
- Private Drive & Garage
- Council Tax Band 'F'
- EPC Rating 'C'

A detached chalet style house pleasantly situated in a popular tree lined road in Rustington. The property has many features including, owned solar panels, feature large conservatory, galleried landing, ground floor cloakroom and a lovely established west facing rear garden, and the house is offered for sale with no on-going chain.

In brief the accommodation comprises, entrance hall, ground floor cloakroom, lounge, dining room, cottage style kitchen, conservatory, four bedrooms, a galleried landing and wet room/WC.

Outside there is a private gravel drive which provides off road parking for several vehicles and access to the integral garage. The rear garden is a particular feature, being well stocked and has a west aspect.

The solar panels are owned, and not leased at the property, as would often be the case. The current owners have advised us that their energy bills are very low and they currently receive a 're-charge' income from the energy sold back to the grid. There is also a useful 'in-house' battery to store electricity produced from the panels.

Park Drive is pleasantly situated to the north east of Rustington Village Centre and runs off Station Road, which in turn runs between Ash Lane and the A259, Littlehampton Road.



Ground Floor

Approx. 109.2 sq. metres (1175.8 sq. feet)



First Floor

Approx. 78.3 sq. metres (843.3 sq. feet)



Total area: approx. 187.6 sq. metres (2019.1 sq. feet)

ENTRANCE HALL

LOUNGE

18' 4" x 13' 10" (5.59m x 4.22m)

DINING ROOM

16' 4" x 11' 1" (4.98m x 3.38m)

KITCHEN

16' 3" x 11' 0" (4.95m x 3.35m)

CLOAKROOM

3' 5" x 7' 5" (1.06m x 2.28m)

BEDROOM 1

14' 0" x 11' 7" (4.27m x 3.53m)

BEDROOM 2

9' 5" x 12' 6" (2.87m x 3.81m)

BEDROOM 3

8' 5" x 10' 8" (2.57m x 3.25m)

BEDROOM 4

8' 5" x 9' 7" (2.57m x 2.92m)

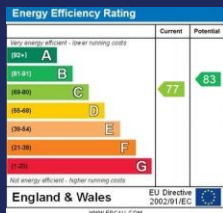
WETROOM

6' 2" x 10' 9" (1.9m x 3.3m)

GARAGE

16' 6" x 8' 5" (5.03m x 2.57m)

PRIVATE DRIVE



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