



9 Hawke Close, Rustington BN16 2AT
£760,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Versatile Detached Property
- 3 Bedrooms & 3 Bath/Shower Rooms
- Stunning Large Corner Plot Gardens
- Luxury Kitchen/Breakfast Room
- Internal Viewing Recommended
- No Onward Chain
- Large Private Drive to Garage
- Council Tax Band 'F'
- EPC Rating 'C'

A simply stunning detached chalet style property which offers spacious and versatile accommodation with very large corner plot gardens that will appeal to those with a passion for gardening.

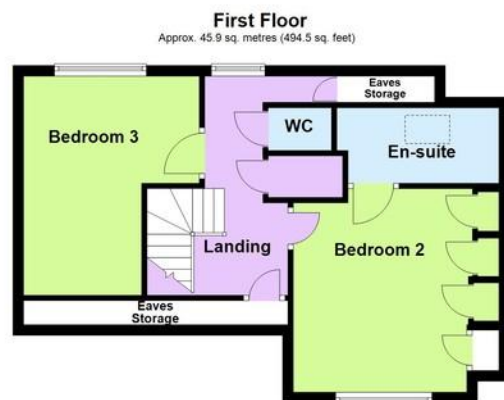
The property has been modernised throughout with a luxury refitted kitchen/breakfast room with large skylight; two modern refitted en suite bath/shower rooms and the décor is excellent throughout.

We would strongly recommend internal viewing to fully appreciate this lovely home.

Rear and side gardens are a particular feature being of a large size with neat lawns, patio, summer house, established hedge and kitchen garden with greenhouse and shed.

The property is located in a popular residential area of Rustington, being to the east of the village centre and shops. Hawke Close is off Jervis Avenue via Ruston Park, which in turn is accessed from Station Road.





Total area: approx. 162.5 sq. metres (1749.4 sq. feet)

ENTRANCE HALL

LOUNGE

18' 10" x 13' 5" (5.74m x 4.09m)

INNER HALL

DINING ROOM

11' 10" x 11' (3.61m x 3.35m)

SUN ROOM

9' 10" x 9' 9" (3m x 2.97m)

KITCHEN/BREAKFAST ROOM

18' 6" x 13' 4" (5.64m x 4.06m)
max

BATH/SHOWER ROOM

MASTER BEDROOM

13' 10" x 10' 3" (4.22m x 3.12m)

EN SUITE BATH/SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM 2

12' 6" x 10' 8" (3.81m x 3.25m)

EN SUITE SHOWER ROOM

BEDROOM 3

13' 6" x 11' 4" (4.11m x 3.45m)
max

SEPARATE WC

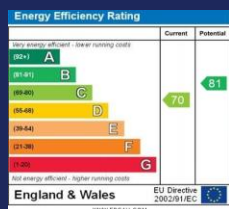
OUTSIDE

LARGE PRIVATE DRIVE

GARAGE

15' 10" x 8' 1" (4.83m x 2.46m)

LARGE CORNER PLOT GARDENS



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