



Parry Drive | Rustington | West Sussex | BN16 2QY
Offers Over £550,000





We are pleased to be able to offer a detached bungalow in the heart of Rustington village center, close to the comprehensive shopping parades and other local amenities. The property offers three bedrooms, two bathrooms, modern kitchen, living room and conservatory. The bungalow also benefits from off road parking and a garage.



Key Features

- Detached Bungalow
- Three Bedrooms
- Conservatory
- Modern Kitchen
- Ensuite & Bathroom
- Off Road Parking
- Garage
- Low Maintenance Rear Garden
- Close To Local Shopping Facilites
- Quiet Cul De Sac



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms and access to the airing cupboard. The lounge is located to the rear of the property and benefits from sliding doors out to the conservatory which offers views over the rear garden and access to the utility room. The modern kitchen comprises of wall and base units, built in double oven, space for dishwasher, space for under counter fridge, electric hob, sink, drainer and door out to the side. The property offers three bedrooms with the primary bedroom offering an ensuite shower room. The en suite offers walk in shower, WC and wash hand basin. The bathroom offers walk in bath/ shower with seat, wash hand basin and WC.

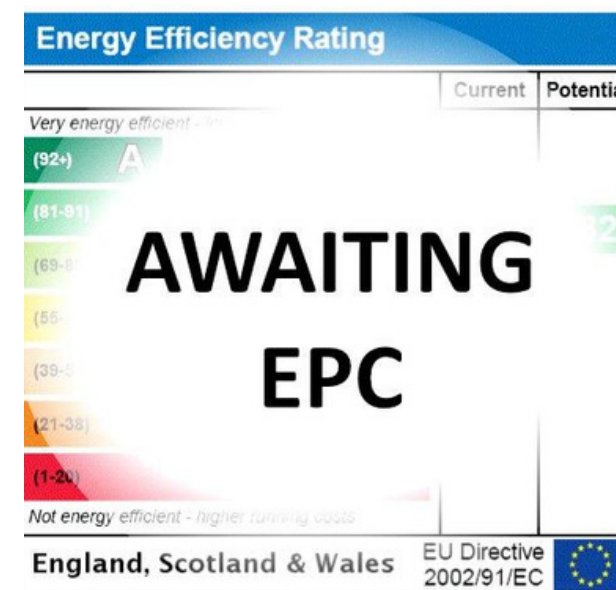
EXTERNAL

The front garden has been laid to brick paving with plenty of space for off road parking, timber gates leading to the rear garden and access to the garage which offers an automatic up and over door. The rear garden has been laid to patio with floral border, door to garage and shed.

LOCATION

in a quiet cul de sac tucked away just off of Rustington Village. Rustington offers a good choice of independent shops together with a Waitrose and several other well-known High Street brands including Iceland, WH Smith, Tesco and Sainsbury's. The beautiful Mewsbrook Park, which offers a picnic area, boating lake, children's play area, and an excellent café can be found approx. 0.3 miles away. The nearest railway station can be found at either Littlehampton or Angmering, with routes to London (Victoria) taking approximately 1 ½ hours and local bus services pass the surrounding area. Rustington is approximately 65 miles from London and 22 Miles from Brighton.





Property Details:

Floor area (as quoted by EPC): 81 sqm

Tenure: FREEHOLD

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.