



Hawke Close, Rustington, BN16 2AT

Freehold

Three Double Bedrooms • Detached Chalet Bungalow • NO ONWARD CHAIN • Larger Corner Plot with Spacious Garden • Modern Kitchen/Breakfast Room • South-Facing Living Room • Driveway & Garage • Sun Room • Two En-Suites plus Family Bathroom & Cloakroom • Approx. 1737 sq. ft (161 sq. m)

Cooper Adams

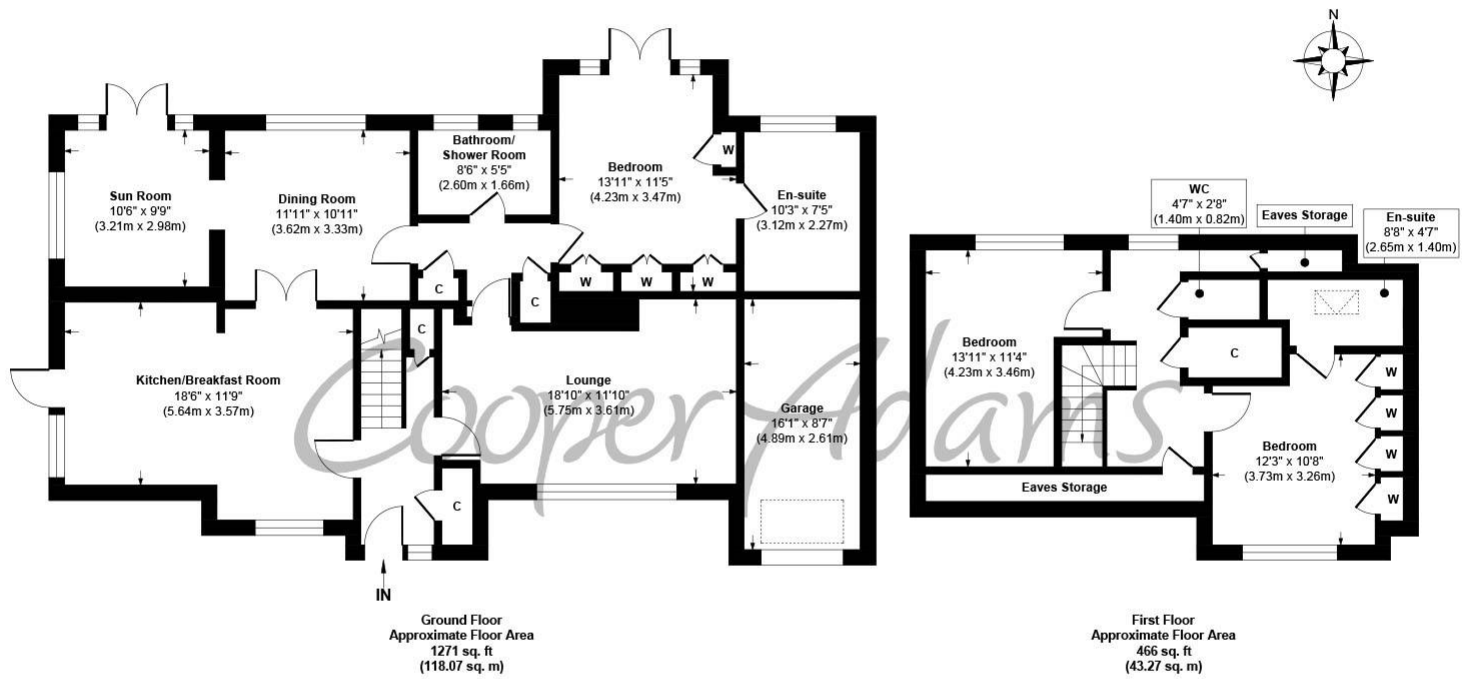
Offered with no onward chain, this well-presented detached three-bedroom chalet bungalow occupies a generous corner plot. The ground floor features a welcoming entrance hall leading to a bright, south-facing living room that enjoys plenty of natural light. The modern kitchen/breakfast room is a real highlight, fitted with sleek high-gloss units, a central island, and a skylight that enhances the sense of space and light. From here, there is access to both a sun room and dining room, each overlooking the rear garden. The ground floor also offers one well-proportioned double bedroom, with an en-suite, along with a family bathroom just across the hall. Upstairs, there are two further double bedrooms, including one with an en-suite and separate a cloakroom, as well as ample eaves storage throughout. Outside, the rear garden offers ample space for the whole family, featuring a patio seating area perfect for soaking up the south-facing sunshine. To one side, an allotment area provides the ideal spot for keen gardeners to grow their own produce, while mature borders create a delightful sense of enclosure.



This property is Legally Prepared, with all key documents available from Cooper Adams for review before offering. A Reservation Agreement is required, and probate must be granted before exchange of contracts.

Rustington, a charming West Sussex seaside village, offers a friendly community, great shops and restaurants, and leisure options like sailing and golf. Its unspoiled pebble beach and convenient amenities make it a delightful place to live and relax.





Hawke Close, Rustington
Approx. Gross Internal Floor Area 1737 sq. ft / 161.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: F, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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