



*10 Hawley Road*  
Rustington BN16 2QD

**Glyn-Jones**  
& COMPANY





# 10 Hawley Road

Rustington BN16 2QD

It is our pleasure to offer for sale this superb 1920's double fronted detached house situated in one of Rustington's most sought after locations, being within a few hundred yards from the seafront.

This beautiful family home has been the subject of considerable enlargement and improvement by the current owners, which now offers sizeable and well-planned accommodation. The many features include the addition of a superb double aspect family room with roof lantern, bi-fold doors and wood effect porcelain flooring, a contemporary style kitchen with quartz worktops opening into a snug area with feature wood burning stove.

The accommodation in brief comprises; spacious entrance hall, study, lounge, kitchen/breakfast room, snug, family room, utility room, ground floor cloakroom and boot room. First floor landing, master bedroom with en-suite shower room, three further double bedrooms and family bathroom.

Outside, the property enjoys a delightful westerly facing rear garden with feature raised patio, a private driveway providing ample off road parking and a storage area.

There are extensive leisure facilities close to hand, including Littlehampton's new Wave leisure centre with swimming pool, Mewsbrook Park and boating lake, and the seafront promenade providing a pleasant walk with cafes and amenities along the way.

*Offers in the region of: £775,000*







## Accommodation –

Covered entrance porch, composite front door with glazed side panels to:-

### ENTRANCE HALL

Understairs storage cupboard, picture rails, radiator, door to:-

**STUDY** - Feature double glazed bay window, brick fire surround, wooden mantle over, picture rails.

**LOUNGE** - Feature double glazed bay window, brick fireplace and matching hearth with inset wood burning stove, picture rails, radiator, oak framed bi-folding doors

**FAMILY ROOM** - A superb double aspect room overlooking the rear garden, roof lantern, bi-folding doors, downlighters, radiator, wood effect porcelain flooring, pendant lighting, further bi-folding doors to;

**KITCHEN** - Fitted with a range of high gloss units with contrasting quartz worktops, inset 1½ bowl sink unit, central island unit with a range of drawers and cupboards under and lighting above, integrated dishwasher, 'Rangemaster' multi-fuel stove with extractor hood above, part tiled walls, space for American style fridge/freezer, tiled flooring, down lighting, opening to:

**SNUG** - Feature brick fire surround with wooden mantel and 'Haas & Sohn' wood burning stove, integrated wine racks, built in cupboard, tiled flooring, double glazed door to garden, opening to;

**BOOT ROOM** - Radiator, tiled flooring, double glazed door to front of property.

**UTILITY ROOM** - Fitted with a range of white high gloss units, inset stainless steel sink unit with mixer tap, wood effect work surface with tiled splashback, space and plumbing for automatic washing machine, two 'Velux' windows, porcelain wood effect flooring, downlighting, double glazed door to rear garden, door to:-

**STORE ROOM** with electric roller door.

### CLOAKROOM

Low level WC, wash hand basin inset into vanity unit, heated towel rail, double glazed window.

Feature staircase with Velux window to:-

**FIRST FLOOR** - landing, access to loft space via a pull down ladder, large airing cupboard housing gas fired boiler, radiator.

**BEDROOM ONE** - Double-glazed windows, radiator, door to:-

**EN-SUITE BATHROOM** - Fitted with a white contemporary style suite, panelled bath with shower over, glazed side screen, wash hand basin and WC, vanity unit, fully tiled walls, double glazed window, heated towel rail.

**BEDROOM TWO** – Double glazed window, radiator, picture rail, original fire surround and tiled hearth.

**BEDROOM THREE** - Double aspect, double glazed windows, radiator.

**BEDROOM FOUR** – Double aspect, double glazed windows, radiator, picture rails.

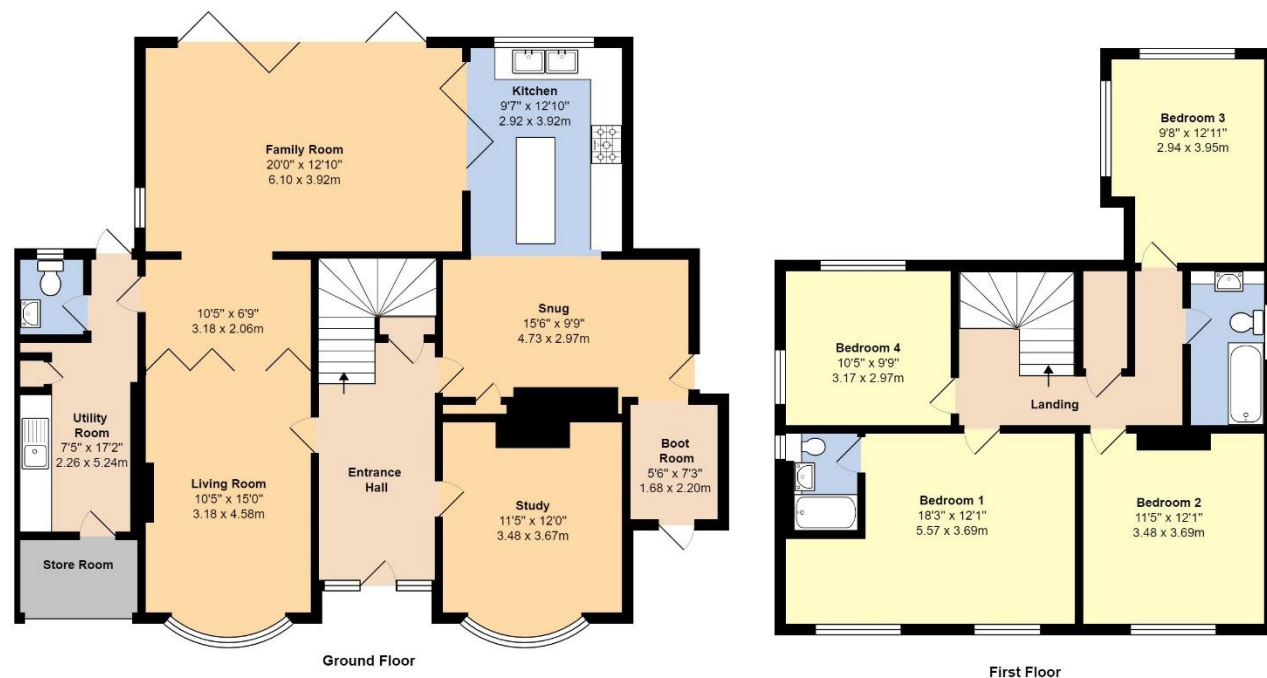
**FAMILY BATHROOM** - Fitted with a white contemporary style suite, bath with shower over, wash hand basin inset into vanity unit with cupboards under, WC, double-glazed window, heated towel rail.

### OUTSIDE

A particular feature is the west facing rear garden with raised patio and steps to a lawn area, established shrubs and trees, beech hedging, pathway to a large shed and area of hardstanding, with double and single gate offering rear access. Log store and further timber shed.

A block-paved driveway to the front provides off road parking for several vehicles, well maintained lawn area, with shrub borders and low retaining brick garden wall.





Total Area: 2072 ft<sup>2</sup> ... 192.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jlm 2021

Council Tax Band - F  
Energy Efficiency Rating Band - C

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

