



Parry Drive, Rustington



Offers In Excess Of
£500,000
Freehold

- Detached Bungalow
- No Chain
- Garage & Driveway
- Freehold
- Two Double Bedrooms
- Living/Dining Room
- EPC Rating - D
- Council Tax Band - D

A Detached Bungalow situated in a close being about a quarter of a mile to Rustington Centre which has a good range of facilities and bus routes and with the sea and beach being just over half a mile away it is situated in a very convenient and popular location. The Bungalow that does require modernisation has porch, entrance hall, 21' Living/Dining Room, Kitchen, Two double bedrooms, kitchen, bathroom/w.c. Outside is a good size driveway leading to Garage with electric roller door and gardens to three sides, which are mainly paved for ease of maintenance. Internal viewing is recommended

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Accommodation

Entrance Porch

Double glazed front door and side window.

Entrance Hall

Front door, radiator, airing cupboard with hot water tank, storage cupboard with gas and electric metres.

Living Room / Dining Room 21'10" x 11'9" (6.67 x 3.60)

Windows and doors giving triple aspect, fireplace, two radiators.

Sun Room 8'7" x 4'9" (2.62 x 1.47)

Doors leading to garden.

Kitchen 12'4" x 9'0" (3.78 x 2.76)

Measurements to include wall and base units, stainless steel sink unit inset to worktop, space for cooker and fridge freezer, plumbing and space for washing machine, radiator, double glazed door, wall mounted gas fired central heating boiler, part tiled walls.

Bedroom One 13'11" x 12'2" (4.26 x 3.73)

Measurements to include built in wardrobes with hanging space and shelving, double glazed window, radiator.

Bedroom Two 11'10" x 9'4" (3.62 x 2.86)

Measurements to include built in wardrobes with hanging rail, access to loft space, radiator, double glazed window.

Bathroom / w.c

Bath, wash hand basin, low level flush w/c, two double glazed windows, radiator, part tiled walls.

Front Garden

Paved and shrubs.

Side & Rear Garden

Paved with shrub borders, three sheds.

Garage & Driveway 17'8" x 8'7" (5.39 x 2.64)

Garage approached by a good size driveway and having an electric roller door, personal door to rear



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan
Approx. 85.2 sq. metres (917.1 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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