



12 Sutton Avenue, Rustington BN16 2ET  
**£749,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Spacious Detached Bungalow**
- **3 Bedrooms - 2 En Suite Shower Room/WC**
- **South Rustington - Between Sea & Shops**
- **Refurbished & Modernised Throughout**
- **Viewing Recommended - No Onward Chain**
- **EPC Rating - 'D'**
- **Additional Bathroom & Separate WC**
- **Feature Lounge - Dining Room - Conservatory**
- **Council Tax Band 'E'**

Nestled in the highly desirable area of south Rustington, this superbly presented detached bungalow enjoys an enviable setting between the village centre and the picturesque seafront. With a generous private drive providing ample off-street parking, the property is set in a peaceful location, ideal for those seeking versatile accommodation close to both local amenities and the coast.

The interior has been finished to an excellent standard throughout and offers flexible living spaces, perfect for modern lifestyles or even multigenerational living. The heart of the home features a re-fitted modern kitchen with quality fixtures, complemented by a useful utility room. The dining room seamlessly flows via statement bi-fold doors into a bright conservatory, creating a wonderful open-plan area with garden views-ideal for relaxing or entertaining.

Accommodation comprises three well-proportioned bedrooms, two of which benefit from contemporary en-suite shower rooms and WCs. A further family bathroom and additional cloakroom provide convenience for residents and guests alike. Feature window blinds and shutters add a stylish touch, while gas central heating and double glazing ensure comfort all year round.

A particular highlight is the private south-facing rear garden, offering a tranquil retreat and plenty of sunshine. There is also the exciting possibility of extending into the roof space, subject to any necessary planning consent, allowing you to further tailor the property to your needs.

Situated just a short stroll from the beach and spectacular coastal walks, this home is perfectly placed for making the most of Rustington's stunning scenery. The vibrant village centre, with its array of shopping parades, bars, restaurants, and essential amenities, is within easy reach, ensuring everything you need is close at hand.

This wonderful bungalow is offered with no onward chain, making for a smooth and swift purchase. Don't miss the opportunity to experience everything this exceptional home and its outstanding location offer-contact today to arrange your viewing.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



**Floor Plan**  
Approx. 144.8 sq. metres (1558.4 sq. feet)



Total area: approx. 144.8 sq. metres (1558.4 sq. feet)

**FRONT PORCH**

**ENTRANCE HALL**

**LOUNGE**

19' 9" x 11' 10" (6.02m x 3.61m)

**DINING ROOM**

11' 2" x 9' 2" (3.4m x 2.79m)

**CONSERVATORY**

18' 5" x 9' 5" (5.61m x 2.87m)

**KITCHEN**

11' 4" x 11' (3.45m x 3.35m)

**UTILITY ROOM**

15' 1" x 7' 1" (4.6m x 2.16m)

**BEDROOM 1**

11' 11" x 11' 11" (3.63m x 3.63m)

**EN SUITE SHOWER ROOM/WC**

**BEDROOM 2**

15' 3" x 13' 2" (4.65m x 4.01m)

**BATHROOM**

**SEPARATE WC**

**BEDROOM 3**

16' 7" x 8' 7" (5.05m x 2.62m)

**EN SUITE SHOWER ROOM/WC**

**PRIVATE DRIVE**

**SOUTH FACING REAR GARDEN**



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