



Priory Road, Rustington, BN16 3PZ

Freehold

Two Double Bedrooms • Detached Bungalow • Driveway & Garage • New Flooring • Conservatory with Insulated Roof •
Family Bathroom with Separate WC • Less than a mile to Rustington Beach • Approx. 0.3 miles to Rustington Village • Approx.
1134 sq. ft (105 sq. m)

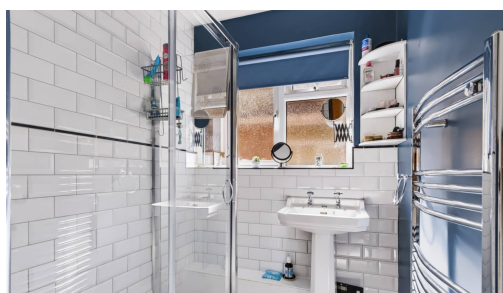
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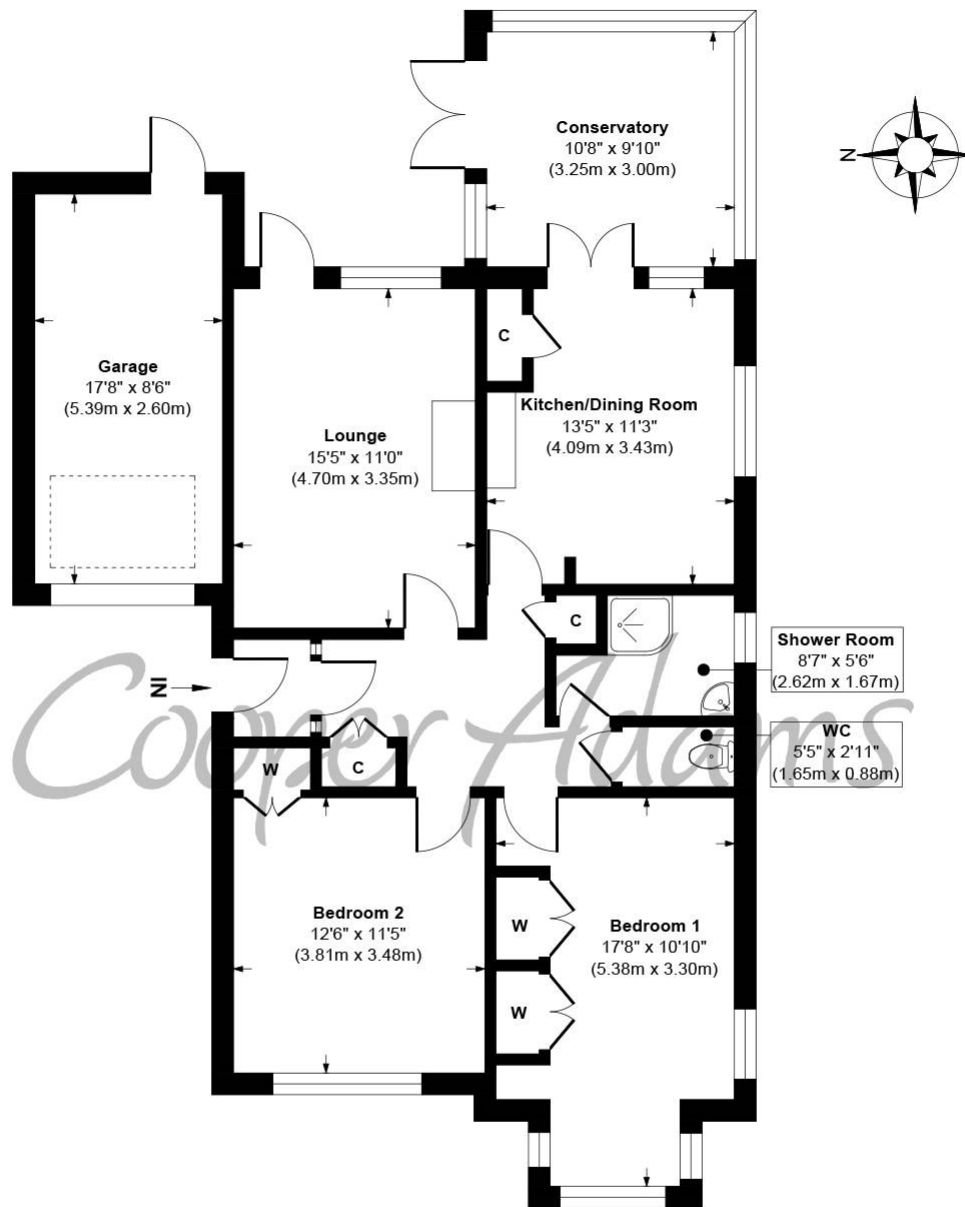
This detached two-double-bedroom bungalow features a large 15ft lounge, with a feature log burner. The kitchen diner provides lots of cupboard space, with freestanding appliances, and leads into the conservatory that can be used throughout the year following the installation of its insulated roof. The primary bedroom features a bay window, and both the primary and secondary bedrooms include built-in storage. Along the hallway is the recently installed shower room with separate WC. New flooring has been fitted throughout the hallway, kitchen, bathroom and WC, and new carpets in the lounge. The property also features a Hive heating system, and a Positive Input Ventilation system which eradicates all condensation, while maintaining minimal running costs. Externally, the driveway provides parking for three cars, and leads to the garage, with side access through to the rear garden. Rustington village centre is approximately 0.3 miles away, with its shops, cafés and everyday amenities, while the beach is less than a mile from the property.

The front of the property has a brick-paved driveway to the left, providing parking for multiple cars, as well as direct access to the garage. To the right, a curved lawn adds kerb appeal, with side access leading through to the rear garden.



The rear garden has been thoughtfully arranged with a patio along the back of the property, a pergola and raised decking providing a more secluded seating area. The lawn has been separated by a small picket fence, making it suitable for children and pets, while to the rear a large planted area with mature trees and shrubs creates a pleasant outlook. There is also a shed for storage. All measurements are approximate.





Approximate Floor Area
1134 sq. ft
(105.37 sq. m)

Priors Road, Rustington

Approx. Gross Internal Floor Area 1134 sq. ft / 105.37 sq. m

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

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Council Tax band: D, EPC Energy Efficiency Rating: D

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