



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958655

e: salesenquiries@jamesandjamesea.co.uk

50B | Ferring Street | Worthing | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



22 Park Drive

, Rustington, BN16 3DY

Guide price £550,000

Freehold Council Tax Band E



Guide Price £550,000 - £580,000.

A spacious and well presented three bedroom detached bungalow situated in one of Rustington's most sought after locations.

Positioned in Park Drive, the property occupies a fantastic plot with superb gardens to both the front and rear, with the West facing rear garden being a particular highlight of this chain free home.

The accommodation comprises a spacious entrance hall, three generous double bedrooms, a double aspect lounge enjoying views over the rear garden, a dining area that flows seamlessly into the kitchen breakfast room, a family bathroom and a separate WC.

The West facing rear garden is predominantly laid to lawn and feature patio areas, mature trees, flower beds and shrub borders, creating an attractive and private outdoor space. To the front, there is a well maintained garden, a private driveway and a garage.

Rustington is a highly desirable seaside village located between Brighton and Chichester, renowned for its vibrant community atmosphere and excellent range of restaurants, cafés and traditional pubs.

The village centre offers an appealing mix of independent boutiques and popular high street retailers. Mewsbrook Park is approximately 0.3 miles away and provides a beautiful setting with a boating lake, children's play area, picnic areas and a popular café.

Excellent transport links are available, with Littlehampton and Angmering railway stations offering direct services to London Victoria in around 90 minutes, while regular local bus services connect the village to surrounding towns and villages.

Entrance hall

Lounge  
18'2 x 15'0 (5.54m x 4.57m)





Dining room  
12'5 x 9 (3.78m x 2.74m)

Kitchen  
13'1 x 8'9 (3.99m x 2.67m)

Bedroom one  
11'5 x 11'4 (3.48m x 3.45m)

Bedroom two  
11'5 x 11'2 (3.48m x 3.40m)

Bedroom three  
11'4 x 8'0 (3.45m x 2.44m)

Bathroom and w/c

Additional w/c

Garage  
16'10 x 8'10 (5.13m x 2.69m)



## Floor Plan



## Viewing

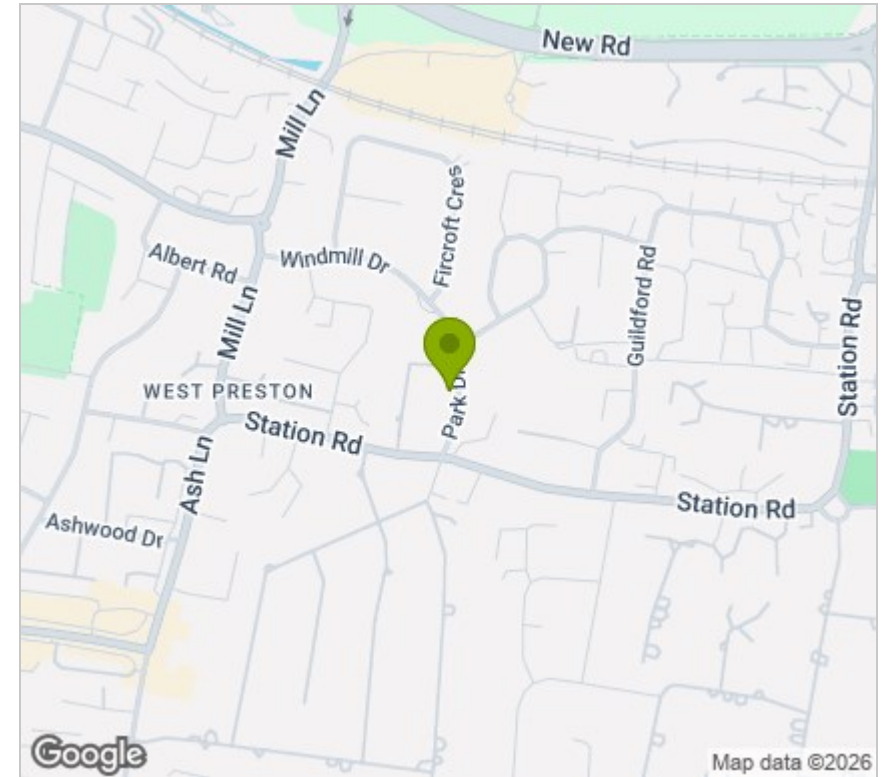
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

