

48 Angmering Way, Rustington BN16 3RA

£375,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

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- **Detached Bungalow**
- **2/3 Bedrooms**
- **No Onward Chain**
- **Refitted Kitchen & Shower Room/WC**
- **Internal Viewing Recommended**
- **Private Drive for 2 Cars**
- **Close to Shops & Railway Station**
- **Council Tax Band 'C'**
- **EPC Rating 'D'**







Located in the sought-after coastal village of Rustington, West Sussex, this very well-presented detached bungalow offers versatile accommodation, ideal for those seeking one-level living in a superb location. Featuring two or three bedrooms, the property adapts effortlessly to your needs-whether you require an additional reception room, home office, or a third bedroom.

Step inside to discover a bright and spacious interior, which has been maintained in excellent decorative order throughout. The refitted modern kitchen provides a sleek and stylish space for cooking, while the refitted shower room with WC and bidet brings a touch of luxury and practicality. Double glazing and gas central heating ensure year-round comfort.

A charming conservatory to the rear opens directly onto private, secluded gardens-perfect for enjoying peaceful moments outdoors or entertaining friends and family. With a private drive offering off-road parking for two vehicles, convenience is assured.

The location is also very appealing with quick and easy access to Angmering mainline railway station, just a short distance away, providing direct connections for easy travel. Everyday shopping needs are well catered for with local shops at Station Parade and a nearby Sainsbury's supermarket. Local bus routes pass by regularly, giving quick access locally and to neighbouring areas.

With the added benefit of no onward chain, this very attractive property offers a fantastic opportunity in one of West Sussex's most desirable areas. Arrange a viewing today to fully appreciate all that this beautifully presented bungalow has to offer.

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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. 80.6 sq. metres (867.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

ENTRANCE HALL

LOUNGE
14' x 12' 5" (4.27m x 3.78m)

KITCHEN
10' x 9' (3.05m x 2.74m)

BEDROOM 1
12' 5" x 11' (3.78m x 3.35m)

BEDROOM 2/DINING ROOM
11' x 9' 11" (3.35m x 3.02m)

BEDROOM 3
8' x 8' (2.44m x 2.44m)

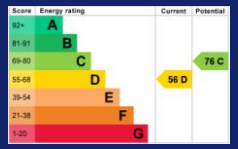
SHOWER ROOM/WC

REAR LOBBY

CONSERVATORY
9' x 8' 6" (2.74m x 2.59m)

PRIVATE DRIVE FOR 2 CARS

FRONT & REAR GARDENS



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