



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

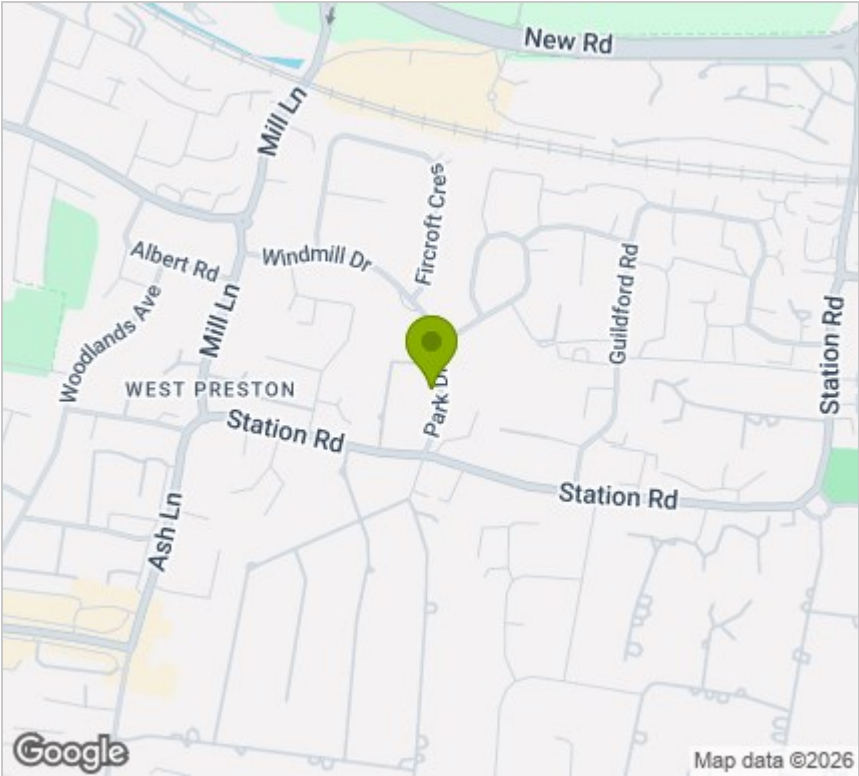
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Area Map



Energy Efficiency Graph

