



13 Amberley Road, Rustington BN16 2EF  
**£525,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Bungalow**
- **2/3 Bedrooms**
- **No Onward Chain**
- **Modernisation & Refurbishment Required**
- **Popular South Rustington**
- **Established Rear Garden**
- **Private Drive to Garage**
- **Council Tax Band 'D'**
- **EPC Rating 'D'**

Nestled in a desirable private road in South Rustington, this detached bungalow offers a rare opportunity for those seeking a project with significant potential. Positioned perfectly between the picturesque seafront and the charming Rustington village centre, residents will enjoy excellent access to a range of local shops, restaurants, and amenities-all within a short stroll.

The property features a spacious bay-fronted lounge, ideal for relaxing or entertaining guests, complemented by flexible accommodation providing two or three bedrooms to suit your lifestyle. The layout presents fantastic scope to extend and modernise, providing endless possibilities to create your perfect home.

Externally, the generous rear garden extends approximately 52 ft by 39 ft, offering plenty of privacy and sun-soaked areas for outdoor dining or gardening. A sizable patio area ensures there's ample room for alfresco living, while a private drive leads directly to a garage, providing secure off-road parking and useful storage options.

This is an exceptional opportunity to transform a well-located bungalow in one of Rustington's most sought-after settings. For those looking to create a bespoke home near the sea and the vibrant village centre, this property ticks all the boxes.

Contact us today to arrange your viewing and take the first step towards realising the full potential of this Rustington gem.



**Floor Plan**  
Approx. 91.0 sq. metres (979.6 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)

## ENTRANCE HALL

## LOUNGE

15' x 13' 3" (4.57m x 4.04m)  
minimum

## KITCHEN

10' 10" x 10' 10" (3.3m x 3.3m)

## BEDROOM 1

13' 4" x 11' 10" (4.06m x 3.61m)

## BEDROOM 2

11' 2" x 9' 1" (3.4m x 2.77m)

## BEDROOM 3/DINING ROOM

10' 3" x 7' 5" (3.12m x 2.26m)

## REFITTED WET ROOM

## SEPARATE WC

## PRIVATE DRIVE

## GARAGE

17' 1" x 8' (5.21m x 2.44m)

## REAR GARDEN

52' x 39' (15.85m x 11.89m)



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