



13 Amberley Road, Rustington BN16 2EF
£515,000 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.

We are required by law to conduct anti money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by **Coadjute** who will contact you once you have agreed to instruct us in the sale of your property or had an offer accepted on a property you wish to buy. The cost of these checks are **£45.00 plus vat (per owner or purchaser)** which covers the cost of obtaining relevant data and any manual checks and monitoring that may be required. This fee will need to be paid by you in advance to **Coadjute**. We will be unable to publish a property for sale in the case of a vendor or send out sales memorandums in the case of a buyer until these checks through **Coadjute** have been completed and passed.

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. 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)



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

