



22 Cove Road, Rustington BN16 2QW
£599,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Detached House
- Close to Rustington Seafront
- No Onward Chain
- Large West Facing Rear Garden
- 2 Reception Rooms
- Large Rear Extension
- Private Drive & Garage
- Council Tax Band 'F'
- EPC Rating 'E'

Nestled on one of the most desirable and sought-after roads in south Rustington, just moments from the beautiful beach and seafront, this spacious detached house offers a unique opportunity for those seeking a home to make their own. This property is for sale with no onward chain, providing a swift and simple purchasing process.

Boasting three generously sized double bedrooms, this inviting family home features two welcoming reception rooms, complemented by a large rear extension designed to embrace the views across the large, secluded, west-facing garden-a perfect setting for summer afternoons or entertaining guests.

While the property does require modernisation, its size and layout offer excellent potential for transformation, allowing new owners to tailor each space to their taste and requirements. The benefit of a private drive and garage ensures secure off-road parking and valuable extra storage.

Situated within easy reach of the sea, residents can enjoy the tranquil charm of Rustington's coastal lifestyle, with picturesque walks, local cafes, and all the convenience that comes from living in a well-connected community.

This is an exceptional opportunity in a premier location. Early viewing is strongly advised to fully appreciate all that this home and its unique position have to offer. Arrange a viewing today and let inspiration lead the way.



Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

FRONT PORCH

ENTRANCE HALL

LOUNGE

14' 1" x 13' 9" (4.29m x 4.19m)

DINING ROOM

12' x 10' 5" (3.66m x 3.18m)

EXTENSION

16' x 11' 1" (4.88m x 3.38m)

KITCHEN

12' x 9' 1" (3.66m x 2.77m)
max

BEDROOM 1

13' x 11' 5" (3.96m x 3.48m)

BEDROOM 2

13' x 9' 4" (3.96m x 2.84m)

BEDROOM 3

12' x 10' 6" (3.66m x 3.2m)

BATHROOM

SEPARATE WC

PRIVATE DRIVE

GARAGE

15' 6" x 8' 9" (4.72m x 2.67m)

WEST FACING REAR GARDEN



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

