



22 Park Drive, Rustington BN16 3DY  
**£580,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **3 Bedrooms & 2 Reception Rooms**
- **Gas Central Heating & Double Glazing**
- **Viewing Recommended**
- **No Onward Chain**
- **West Facing Rear Garden**
- **Large Drive & Garage**
- **Council Tax Band 'E'**
- **EPC Rating 'E'**

Nestled in a popular residential area of Rustington, West Sussex, this detached bungalow offers a rare opportunity for buyers seeking a home with both character and potential. Set mid-way between Rustington and East Preston, the property is ideally situated for easy access to a choice of bus routes, ensuring effortless journeys to local amenities and neighbouring towns. For those travelling further afield, Angmering mainline railway station is just a short distance away, providing direct connections to London and the South Coast, whilst Rustington village centre and an excellent range of shops lie within 0.75-mile distance.

Set well back from the road, the home enjoys a sense of privacy with a generous drive allowing ample parking and a detached garage featuring an electric roll-up door for convenience. The spacious entrance hall leads to three well-proportioned bedrooms, ideal for day to day living or visiting guests.

Bay-fronted windows to the front create an attractive façade and flood the interior with light, reflecting the bungalows bright and welcoming ambiance. While the property is presented with a scope to update, the possibilities are endless to create a bespoke living space perfectly tailored to your needs.

To the rear, the established west-facing garden provides a gorgeous backdrop – an idyllic spot for relaxing or entertaining, complete with a patio area ready for outdoor dining as the sun sets.

With the added benefit of no onward chain, properties of this calibre and potential are seldom available in the area. Arrange your viewing today and begin your exciting journey to owning this Rustington gem.

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. 106.6 sq. metres (1147.3 sq. feet)



Total area: approx. 106.6 sq. metres (1147.3 sq. feet)

## SPACIOUS ENTRANCE HALL

## LOUNGE

18' 2" x 15' (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 1

11' 5" x 11' 4" (3.48m x 3.45m)

## BEDROOM 2

11' 5" x 11' 2" (3.48m x 3.4m)

## BEDROOM 3

11' 4" x 8' (3.45m x 2.44m)

## BATHROOM/WC

## ADDITIONAL SEPARATE WC

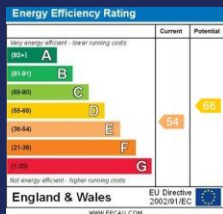
## PRIVATE DRIVE

## GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)

## WEST REAR GARDEN

45' x 40' (13.72m x 12.19m)



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