



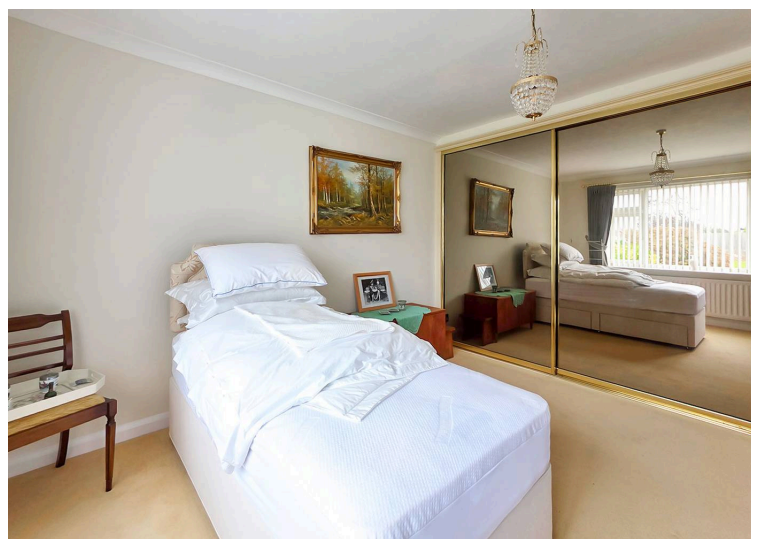
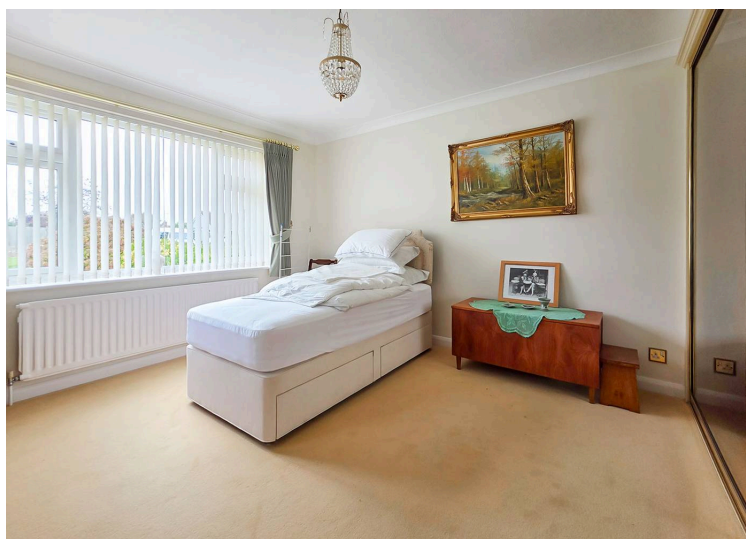
9 Hudson Drive, Rustington - BN16 2AX

Freehold

Highly Sought-After Ruston Park Estate • Generous South-Facing Rear Garden | Excellent Potential to Extend (STPP)
 • Two-Bedroom Detached Bungalow • Modern Fitted Kitchen and Refitted Shower Room • Garage and Off-Road
 Parking • No Onward Chain



Situated within the highly sought-after Ruston Park Estate, this two-bedroom detached bungalow occupies a generous south-facing plot in one of Rustington's most desirable residential locations. Offering spacious, well-proportioned accommodation, a modern kitchen and shower room, and excellent potential to extend (subject to the necessary planning permissions), this is a home that offers both immediate comfort and exciting possibilities for the future. One of the property's standout features is undoubtedly its location. Hudson Drive enjoys a peaceful residential setting, with a nearby pedestrian walkway providing convenient access through the neighbouring Sea Estate towards Rustington's vibrant village centre, approximately five minutes' walk away. With its excellent selection of independent shops, cafés and everyday amenities, together with the seafront just a short stroll away, the property is ideally positioned to enjoy everything this popular coastal village has to offer. The bungalow itself sits comfortably within its generous plot, with a particularly impressive south-facing rear garden. Offering an abundance of outdoor space and sunshine throughout the day, the garden is perfect for those who enjoy gardening, relaxing outdoors or entertaining family and friends. Equally, the size and position of the plot present an exciting opportunity for buyers wishing to extend or reconfigure the existing accommodation, subject to the necessary consents. Internally, the accommodation is both practical and well proportioned. There are two spacious bedrooms, both benefiting from built-in wardrobes, alongside a contemporary refitted shower room featuring a modern suite, WC and wash basin. A further separate WC provides additional convenience. The generous lounge/dining room enjoys pleasant views across the front garden, while direct access to the rear garden creates a lovely connection between the indoor and outdoor spaces. The living accommodation flows naturally into the kitchen, which has also been updated with modern fitted units, offering a practical and attractive space for everyday use. Externally, the property benefits from off-road parking and a garage, adding to the convenience of this already appealing home.





Offered to the market with no onward chain, this is a fantastic opportunity to secure a detached bungalow in one of Rustington's most desirable locations. Whether you are looking for a comfortable home to enjoy as it is, or a property with the space and potential to create something truly special, Hudson Drive offers a combination of location, plot size and possibilities that is increasingly difficult to find. Viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax band: E

Tenure: Freehold

Lounge / Diner

28' 4" x 12' 0" (8.64m x 3.65m)

Kitchen

13' 11" x 8' 11" (4.24m x 2.73m)

Bedroom 1

13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom 2

13' 11" x 12' 0" (4.23m x 3.65m)

Wc

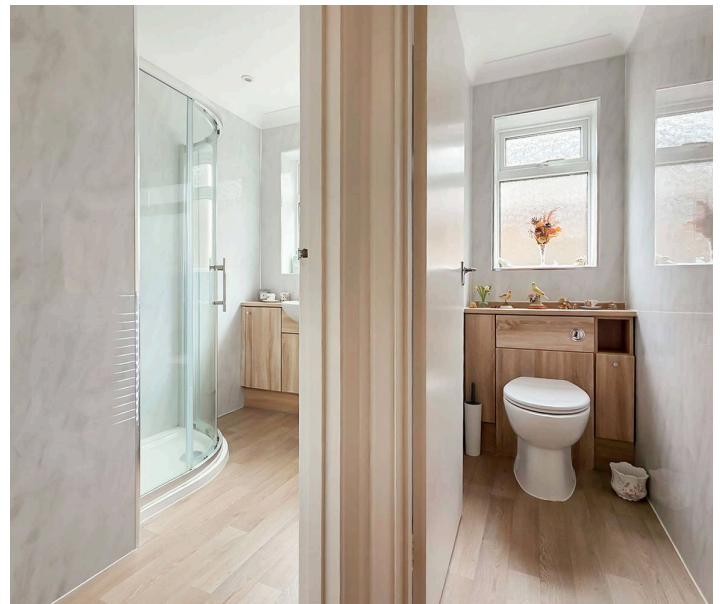
5' 4" x 2' 8" (1.62m x 0.82m)

Shower room

8' 4" x 5' 5" (2.55m x 1.64m)

Garage

17' 11" x 8' 6" (5.45m x 2.59m)







Total Area: 1197 ft² ... 111.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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