



72 Sea Lane, Rustington BN16 2RT  
**£570,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Chalet Style House**
- **Versatile Accomodation**
- **Two/Three Bedrooms**
- **Between the Sea & Shops**
- **No Onward Chain**
- **West Facing Rear Garden**
- **Private Drive & Garage**
- **Council Tax Band - E**
- **EPC Rating 'C'**

Nestled in the desirable location of Rustington, West Sussex, this detached chalet style house offers the perfect blend of adaptability, space, and comfort for modern living. Ideally situated midway between the comprehensive shopping parades of Rustington village centre and the inviting seafront and greensward, this property presents an exceptional lifestyle opportunity for those seeking convenience and a pleasant village setting.

Arriving at the home, a private drive provides generous off-road parking for several vehicles and leads to a separate garage, ensuring ample space for both family and guests. Upon entering the property, the layout is both practical and inviting, offering flexibility with either two or three bedrooms to suit your needs. The ground floor encompasses a versatile room that could serve as a third bedroom, home office, or formal dining room.

The spacious open plan kitchen seamlessly flows into a welcoming breakfast room- perfect for busy mornings or relaxed weekend gatherings. Additional features include a ground floor cloakroom for guests' comfort, as well as a well-appointed shower room with WC for everyday convenience.

Gas central heating and double-glazing promise warmth and efficiency throughout the seasons. To the rear, an established west-facing garden invites sunlight throughout the afternoon and evening, providing a pleasant space to unwind with a great deal of privacy.

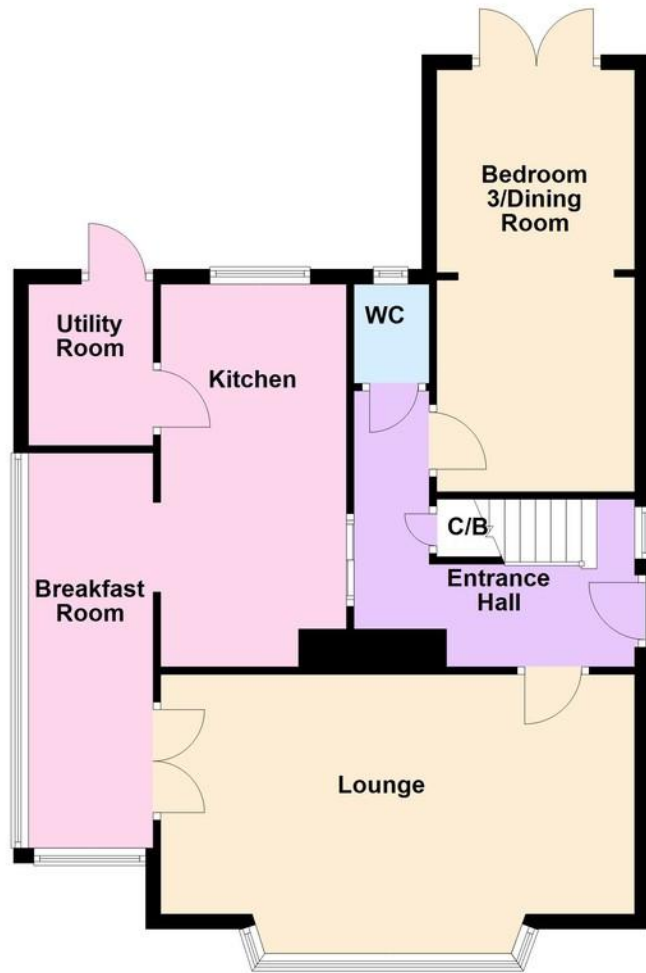
With its enviable setting close to local amenities and coastal attractions, this outstanding chalet style home is ready to welcome its new owners. Viewings are highly recommended to appreciate all this property has to offer-arrange yours today.

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.



## Ground Floor

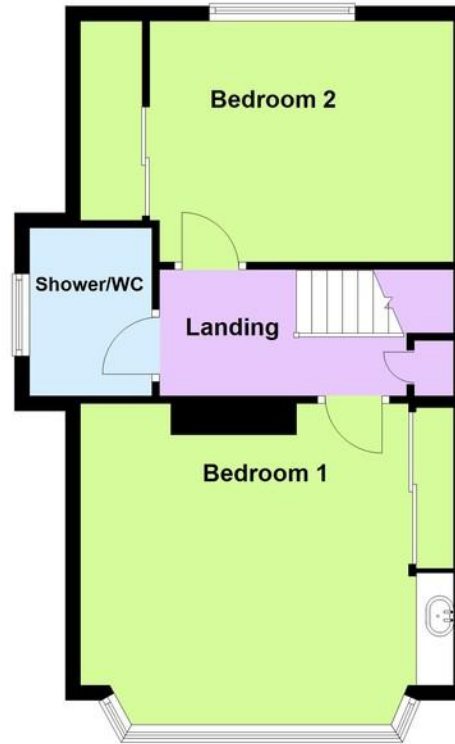
Approx. 76.6 sq. metres (824.2 sq. feet)



Total area: approx. 124.4 sq. metres (1338.5 sq. feet)

## First Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



## ENTRANCE HALL

## GROUND FLOOR CLOAKROOM

## LOUNGE

20' 10" x 12' 2" (6.35m x 3.71m)

## BREAKFAST ROOM

17' 3" x 5' 5" (5.26m x 1.65m)

## KITCHEN

16' 9" x 8' 2" (5.11m x 2.49m)

## UTILITY ROOM

7' x 5' 5" (2.13m x 1.65m)

## DINING ROOM/BEDROOM 3

18' 1" x 8' 11" (5.51m x 2.72m)

## BEDROOM 1

13' 11" x 13' 4" (4.24m x 4.06m)

## BEDROOM 2

11' 3" x 8' 11" (3.43m x 2.72m)

## SHOWER ROOM/WC

## PRIVATE DRIVE

## GARAGE

## WEST FACING REAR GARDEN



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