

22 Cove Road, Rustington BN16 2QW

£580,000 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.

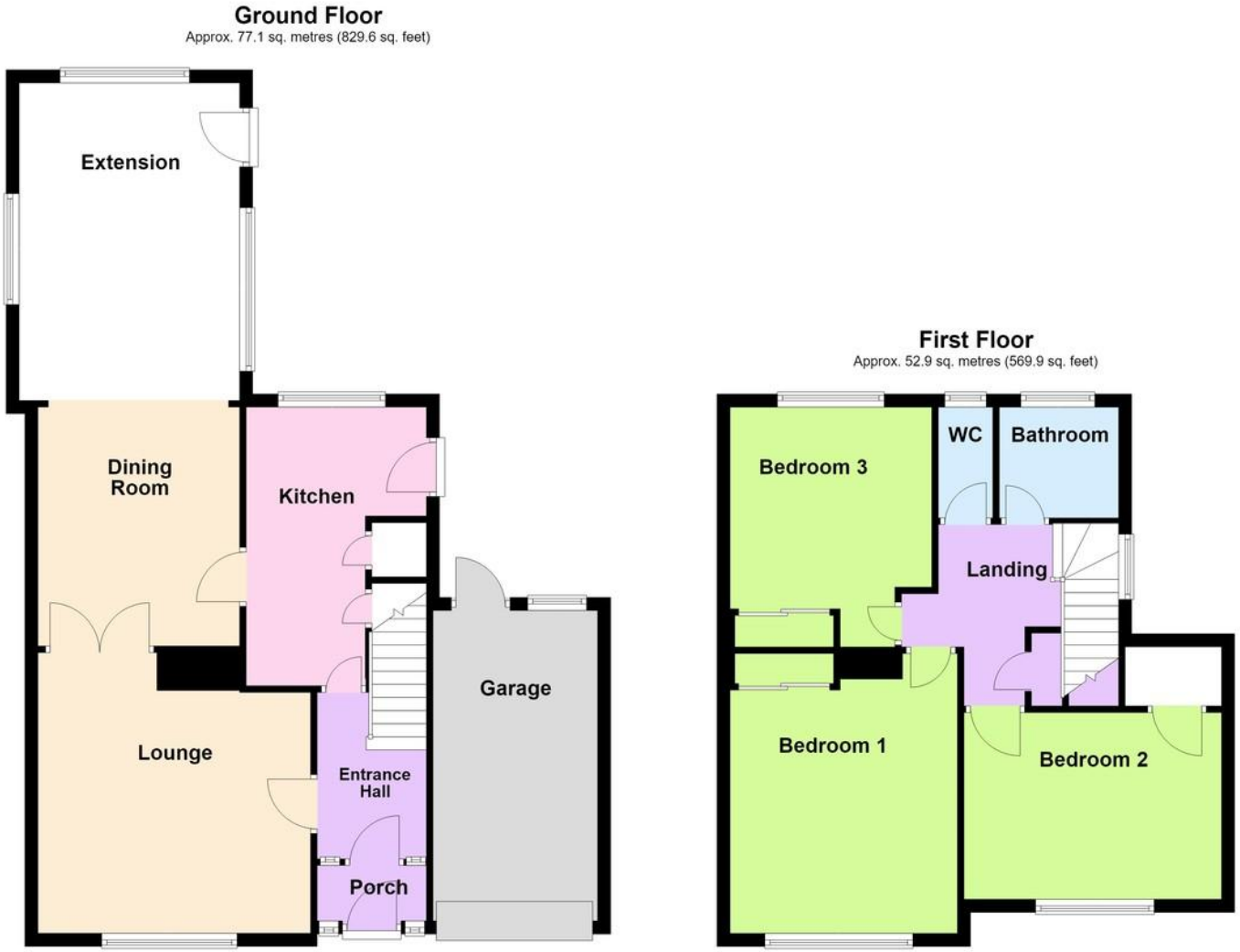
While the property does require modernisation, its size and layout offer excellent potential for transformation, allowing new owners to tailor each space to their taste and requirements. The benefit of a private drive and garage ensures secure off-road parking and valuable extra storage.

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.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe; they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

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.



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



The Property Ombudsman

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