



37 Jervis Avenue, Rustington BN16 2AR  
**£575,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- Spacious Lounge/Dining Room
- 2 Bedrooms
- Very Popular Location
- No Onward Chain
- Private Drive & Garage
- Established Gardens
- Council Tax Band 'E'
- EPC Rating 'D'

Set within a sought-after location in Ruston Park, conveniently positioned between Rustington and East Preston, this delightful detached bungalow offers a rare blend of peaceful living and everyday convenience. Situated just a short stroll from the scenic seafront and within a mile of Rustington village's enticing mix of shops and amenities, this property enjoys an enviable location in this popular residential area.

The home itself rests on a generous plot, boasting an established rear garden stretching an impressive 53 by 49 feet-an inviting sanctuary perfect for outdoor living, gardening, or simply relaxing in privacy. Upon entering, a warm and homely atmosphere greets you, accentuated by the light-filled interiors and practical layout. The spacious lounge/dining room provides ample space for entertaining or quieter moments alike, and there two well-proportioned double bedrooms. Although well-maintained, the property does offer scope for modernisation, offering the next owner an exciting opportunity to apply their personal vision and add value over time.

Further benefits include gas central heating, double glazing, and the practical advantages of a private driveway and garage, providing secure, off-street parking. With the added incentive of no onward chain, the process of moving into your new home should be refreshingly straightforward.

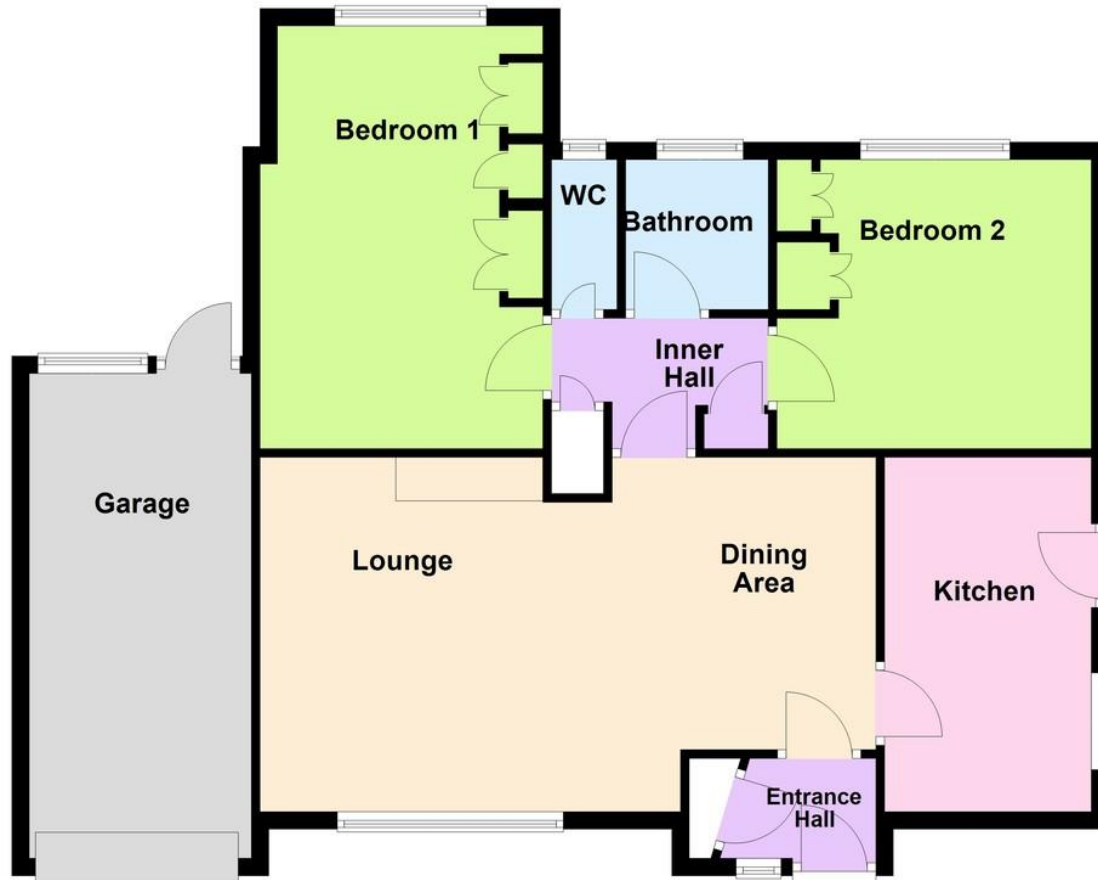
This charming bungalow's harmonious blend of comfort, character, and potential, all set within a coastal village setting, makes it an outstanding prospect. Arrange your viewing today and discover all that this inviting property and superb location have to offer.

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. 92.6 sq. metres (996.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

### ENTRANCE HALL

### LOUNGE/DINING ROOM

25' x 13' 3" (7.62m x 4.04m)

### KITCHEN

13' 5" x 7' 9" (4.09m x 2.36m)

### INNER HALL

### BEDROOM 1

16' x 11' 5" (4.88m x 3.48m)

### BEDROOM 2

11' 11" x 11' (3.63m x 3.35m)

### BATHROOM

### SEPARATE WC

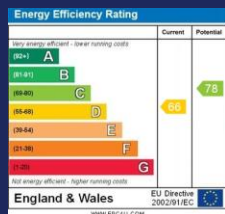
### PRIVATE DRIVE

### GARAGE

18' 3" x 8' 4" (5.56m x 2.54m)

### REAR GARDEN

53' x 49' (16.15m x 14.94m)



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