

23 Evelyn Avenue, Rustington BN16 2EJ

£500,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Detached Bungalow**
- **No Onward Chain**
- **3 Bedrooms**
- **Requires Modernising**
- **Scope to Extend (STUPC's)**
- **Large West Rear Garden**
- **Private Drive & Garage**
- **Council Tax Band - 'D'**
- **EPC Rating - 'D'**







Nestled in the heart of South Rustington, this three-bedroom detached bungalow is offered for sale with no onward chain, presenting a fantastic opportunity for those seeking a home with potential. The property sits on a generous plot and boasts a good-sized west-facing rear garden, ideal for relaxing in the afternoon sun or entertaining family and friends.

Inside, the bungalow features a spacious layout, including one bathroom and a separate WC. While the property does require modernisation, it holds remarkable potential to create a wonderful home, with ample scope to update and extend (subject to the usual planning consents).

Approaching the bungalow, you'll find a large private drive providing plenty of off-road parking, complemented by a garage for secure storage or workshop space.

The location is second to none; situated just a short stroll from the picturesque Rustington greensward and the inviting beachfront, it's an ideal spot for morning walks or weekend picnics. The vibrant village centre, with its array of comprehensive shops, cafés, and local amenities, is also within easy reach, ensuring everything you need is close at hand.

This is a rare chance to craft your perfect home in a very desirable part of Rustington, with peaceful surroundings and all the delights of the coast just moments away. Early viewing is highly recommended to fully appreciate the scope and setting on offer-contact us today to arrange your visit.

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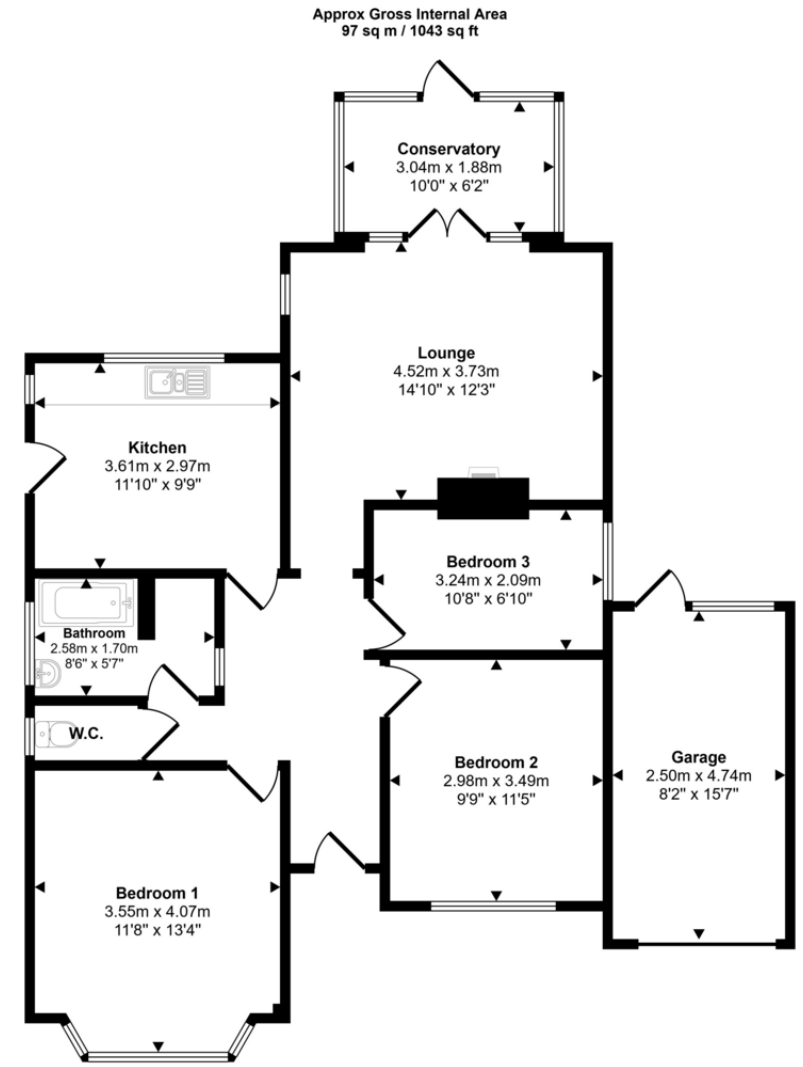
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Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT)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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

ENTRANCE HALL

LOUNGE
14' 10" x 12' 3" (4.52m x 3.73m)

CONSERVATORY
10' 0" x 6' 2" (3.05m x 1.88m)

KITCHEN
11' 10" x 9' 9" (3.61m x 2.97m)

BEDROOM 1
13' 4" x 11' 8" (4.06m x 3.56m)

BEDROOM 2
11' 5" x 9' 9" (3.48m x 2.97m)

BEDROOM 3
10' 8" x 6' 10" (3.25m x 2.08m)

BATHROOM
8' 6" x 5' 7" (2.59m x 1.7m)

SEPARATE WC

GARAGE
15' 7" x 8' 2" (4.75m x 2.49m)



The Property Ombudsman

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