



OVER 60?

Secure this property
for up to **59% less!**

Price

£550,000

Freehold

2x  2x  2x 

**Hawley Road,
Rustington, West
Sussex, BN16**

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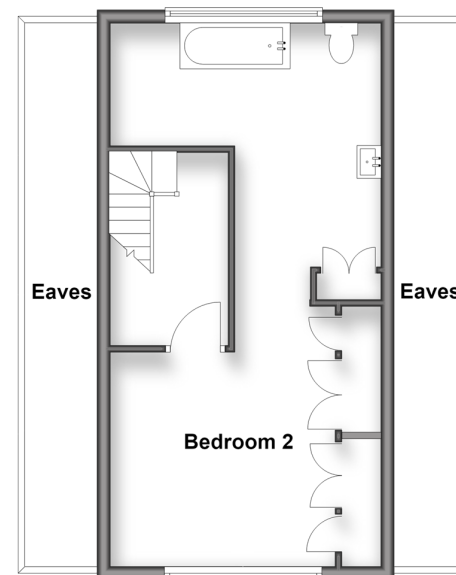
Ground Floor

Approx. 100.3 sq. metres (1079.1 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)
(excluding Eaves, Eaves)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Separate Toilet

Dining Room: 15'4 x 11'4 (4.68m x 3.46m)

Kitchen: 12'3 x 8'9 (3.74m x 2.67m)

Lounge: 18'2 x 9'9 (5.54m x 2.97m)

Bedroom 1: 16'9 (5.11m) narrowing to 11'4 (3.46m) x 11'4 (3.46m)

Shower Room

FIRST FLOOR

Landing

Bedroom 2: 13'8 (4.17m) narrowing to 11'4 (3.46m) x 10'9 (3.28m)

En-suite Bathroom: (L-shaped) 13'9 x 12'9 (4.19m x 3.89m) plus 6'9 x 5'6 (2.06m x 1.68m)

OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



Main features

- Spacious and versatile property
- Modernisation required (subject to planning consents)
- Superb location close to village and seafront
- Large, lawned rear garden
- Offered for sale with no ongoing chain



Nearest Schools

Primary Schools: Rustington Community Primary 0.7 miles, Summerlea Community Primary 1.0 miles

Secondary Schools: Littlehampton Academy 1.0 miles, Littlehampton 1.2 miles, The Angmering School 1.8 miles



Transport Information

Train Stations: Littlehampton 1.2 miles, Angmering 1.4 miles, Ford 3.1 miles



Address

Hawley Road, Rustington, West Sussex, BN16



Directions

For directions to this property please contact us.



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Call Rustington Branch 01903 775576 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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