



17 Cheam Road, Rustington BN16 2EH

£450,000 Freehold (offers in the region of)

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 2 Bedrooms & 2 Receptions
- No Onward Chain
- Requires Modernising
- Private Road in South Rustington
- Established Gardens
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'F'

A detached bungalow pleasantly situated in a private road in South Rustington, mid-way between the village and seafront.

The property does require modernising, allowing a new owner scope to refurbish to their own style.

In brief the accommodation comprises: - Entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and separate WC. Outside there is an established rear garden measuring approximately 65' deep and a private drive to a garage on the front.

Cheam Road is a very sought after private road in South Rustington and runs between Sutton Avenue (gated entrance) and Merton Avenue.

Private Road Charge – Approximately £60 per annum



Approx. 96.1 sq. metres (1033.9 sq. feet)



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)

ENTRANCE HALL

LOUNGE

16' x 12' (4.88m x 3.66m)

DINING ROOM

11' 10" x 8' (3.61m x 2.44m)

KITCHEN

12' x 10' 8" (3.66m x 3.25m)

BEDROOM 1

14' 5" x 9' 1" (4.39m x 2.77m)

BEDROOM 2

11' 4" x 11' 1" (3.45m x 3.38m)

BATHROOM

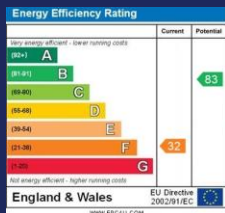
SEPARATE WC

PRIVATE DRIVE

GARAGE

REAR GARDEN

Approximately 65' deep



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

