



Wayback, 26a The Street, Rustington BN16 3NX  
**£900,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **2 Further Double Bedrooms**
- **Double Garage & Parking**
- **Secluded Village Centre Location**
- **Refurbished & Modernised Throughout**
- **Council Tax Band 'F'**
- **Master Bedroom with En Suite & Dressing Room**
- **Internal Viewing Recommended**
- **EPC Rating 'TBA'**

A rare opportunity to purchase a particularly spacious detached bungalow within the centre of Rustington, close to the comprehensive shopping parades.

The property occupies a secluded and generous size plot just off The Street and is approached via a long drive that leads to a parking area and double garage.

The bungalow has been modernised and refurbished and is offered for sale in excellent decorative order throughout. We would recommend viewing to fully appreciate both the location and accommodation.

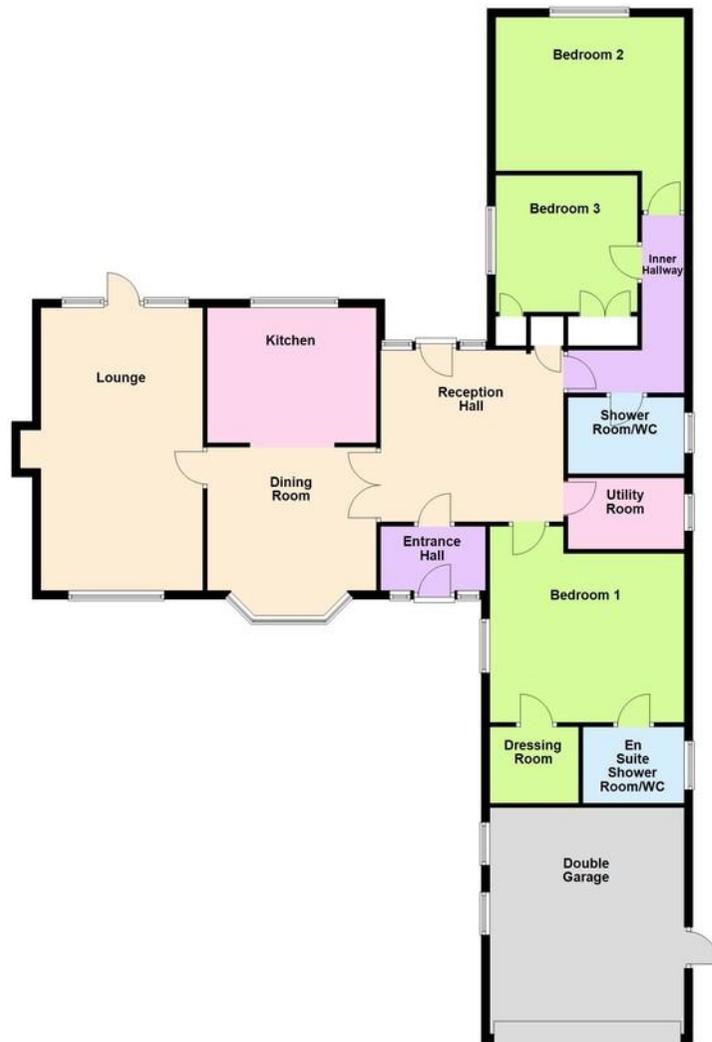
Features include recently installed solar panels with two storage batteries (owned and bought outright), electric roll up garage door, gas central heating and double glazing, modern kitchen, en suite and shower room, garden summerhouse with power, light and heating and landscaped gardens.

Wayback is conveniently situated just off The Street in Rustington which leads directly into the village centre and shops.

The drive that accesses Wayback can be found adjacent to Pound Cottage, number 28.



Floor Plan  
Approx. 176.1 sq. metres (1895.7 sq. feet)



Total area: approx. 176.1 sq. metres (1895.7 sq. feet)

## ENTRANCE HALL

## RECEPTION HALL

14' 2" x 13' 2" (4.32m x 4.01m)

## LOUNGE

21' 10" x 12' 7" (6.65m x 3.84m)

## DINING ROOM

13' 1" x 11' (3.99m x 3.35m)  
MIN

## KITCHEN

13' 1" x 10' 4" (3.99m x 3.15m)

## UTILITY ROOM

9' x 5' 5" (2.74m x 1.65m)

## BEDROOM 1

15' x 13' (4.57m x 3.96m)  
MIN

## EN SUITE SHOWER ROOM/WC

## DRESSING ROOM

6' 10" x 5' 10" (2.08m x 1.78m)

## INNER HALLWAY

## SHOWER ROOM/WC

## BEDROOM 2

14' 7" x 11' 9" (4.44m x 3.58m)

## BEDROOM 3

11' x 10' 5" (3.35m x 3.18m)

## DOUBLE GARAGE

17' 4" x 16' 1" (5.28m x 4.9m)

## DELIGHTFUL SECLUDED GARDENS

EPC TO  
FOLLOW



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