



96 Dinsdale Gardens, Rustington BN16 3NT
£295,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 2 Double Bedrooms
- Conservatory
- Ground Floor Cloakroom
- Gas Central Heating
- Viewing Recommended
- No Onward Chain
- Garage
- Close to Shops
- EPC Rating: - 'D'

A popular 'Sussex Park' house which is pleasantly situated in the centre of Rustington, close to the village centre and shops.

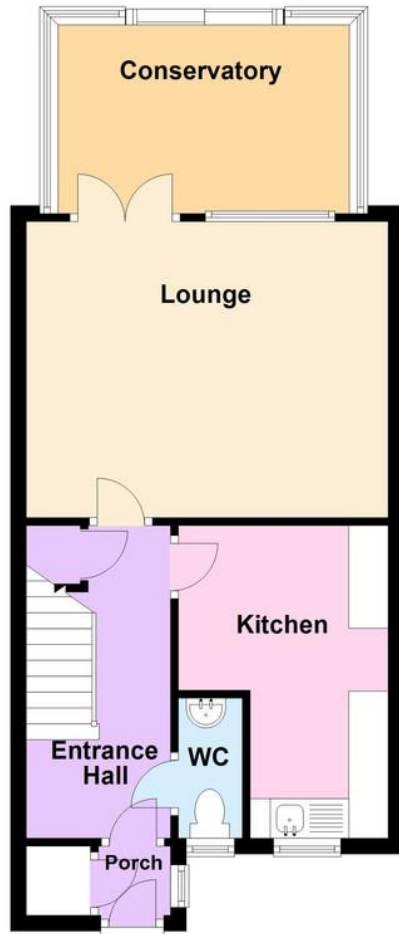
In brief the accommodation comprises: - front porch, entrance hall, refitted kitchen, lounge, conservatory, two double bedrooms and a bathroom/WC. Outside there are pleasant gardens to the front and rear and a garage in a nearby block, numbered 96.

Features include: - gas central heating, double glazing and the house is offered for sale with no onward chain.

Number 96 Dinsdale Gardens is located just off Wakehurst Place via a small walkway between Woodlands Avenue and Church Road on the north side. The village centre and comprehensive shopping parades are only a short walk away.



Ground Floor
Approx. 46.9 sq. metres (504.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.5 sq. feet)

FRONT PORCH

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

REFITTED KITCHEN

13' x 8' 8 max" (3.96m x 2.64m)

LOUNGE

15' 1" x 12' 3" (4.6m x 3.73m)

CONSERVATORY

12' 5" x 7' 10" (3.78m x 2.39m)

BEDROOM 1

15' 1" x 9' 5" (4.6m x 2.87m)

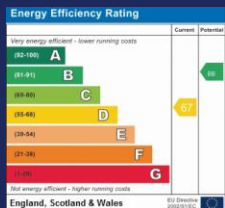
BEDROOM 2

14' x 8' 1" (4.27m x 2.46m)

BATHROOM/WC

FRONT & REAR GARDENS

GARAGE - NUMBER 96



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

