



8 St Anthony's Way, Rustington BN16 3EA
£339,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Bedroom House**
- **Ground Floor Cloakroom**
- **Large Lounge/Dining Room**
- **Conservatory**
- **Viewing Recommended**
- **Pleasant Location in Rustington**
- **No Onward Chain**
- **Garage**
- **EPC Rating: - TBA**

A fabulous size three bedroom house offered for sale with no onward chain in a very popular area of Rustington.

Features include: - Gas central heating, garage, double glazing, conservatory and particularly good size rooms.

In brief the accommodation comprises: - Entrance hall, ground floor cloakroom, lounge, dining area, kitchen, conservatory, three bedrooms and a bathroom/WC.

Outside there is an open plan front garden and a manageable enclosed rear garden which gives access to a rear patio and the garage, with up and over door.

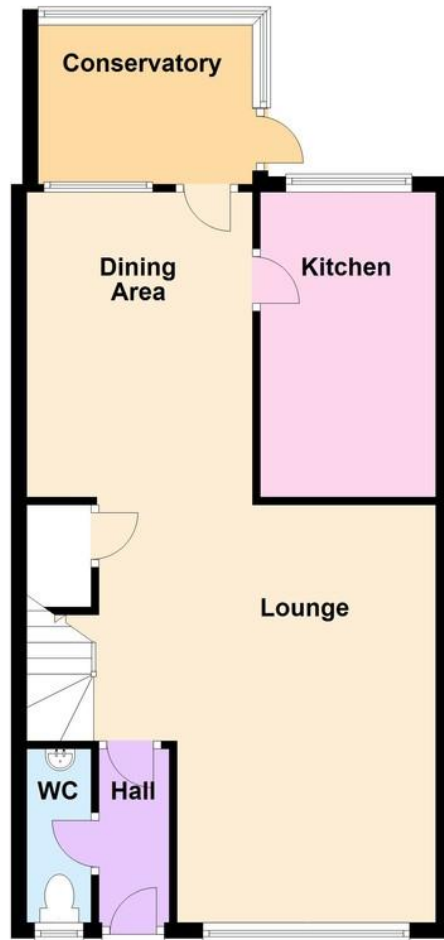
St Anthony's Way is a small cul-de-sac in a popular residential area of Rustington and is just off Station Road via Herne Gardens.

Council Tax Band ' D'



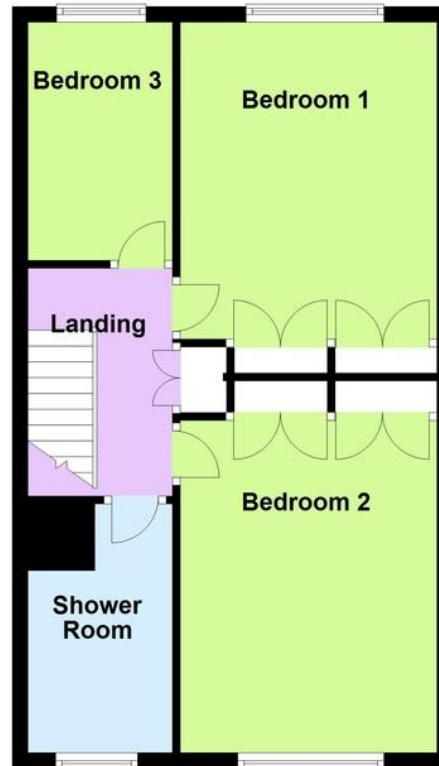
Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

17' 7" x 13' 10" (5.36m x 4.22m)
narrowing to 10'10" (3.32)

DINING AREA

12' 10" x 9' 6" (3.91m x 2.9m)

KITCHEN

12' 10" x 7' 4" (3.91m x 2.24m)

CONSERVATORY

9' 3" x 6' 9" (2.82m x 2.06m)

BEDROOM 1

14' 7" x 10' 10" (4.44m x 3.3m)

BEDROOM 2

14' x 10' 10" (4.27m x 3.3m)

BEDROOM 3

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

BATHROOM/WC

GARAGE

OPEN PLAN FRONT GARDEN

ENCLOSED REAR GARDEN

**EPC TO
FOLLOW**



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

