



11 Windsor Drive, Rustington BN16 3SW  
**£2,000 pcm**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

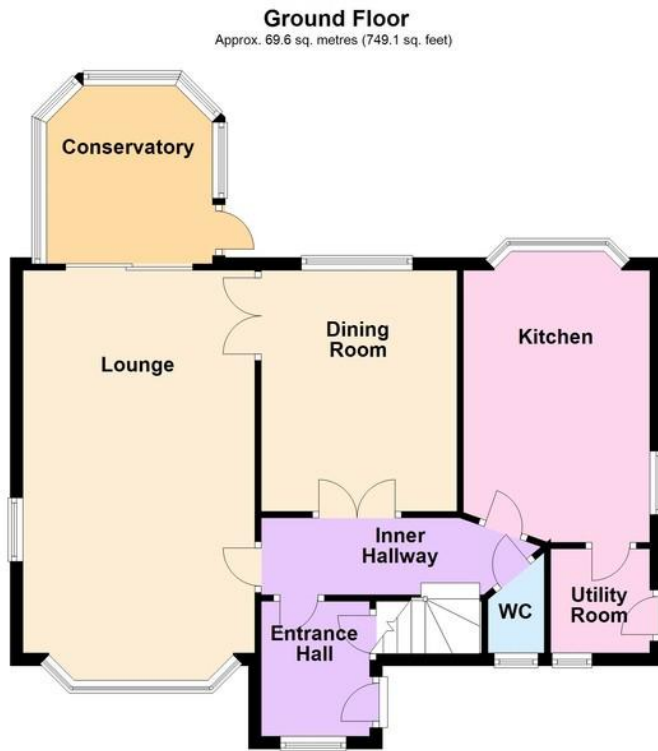
- Available Immediately
- Spacious Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- Double Width Drive to Detached Double Garage
- South Facing Rear Garden
- EPC Rating: - 'C'

**AVAILABLE IMMEDIATELY.** A spacious and attractive 4 bedroom detached house set within the popular Parklands development. 2 reception rooms, conservatory, ground floor cloakroom, kitchen/breakfast room and separate utility, en suite to master and family bathroom. Outside there is a double width drive to detached double width garage and a south facing rear garden.

Windsor Drive is to the north of Rustington village centre and runs directly from the Worthing Road.

Council Tax Band 'F'





Total area: approx. 129.0 sq. metres (1388.8 sq. feet)

**COVERED ENTRANCE**

**SPACIOUS ENTRANCE HALL**

**INNER HALLWAY**

**LOUNGE**

19' 9" x 11' 11" (6.02m x 3.63m)

**CONSERVATORY**

9' 2" x 8' 6" (2.79m x 2.59m)

**DINING ROOM**

12' 5" x 10' 1" (3.78m x 3.07m)

**GROUND FLOOR CLOAKROOM**

**KITCHEN/BREAKFAST ROOM**

14' x 9' 7" (4.27m x 2.92m)

**UTILITY ROOM**

5' 5" x 5' (1.65m x 1.52m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

13' 10" x 11' 4" (4.22m x 3.45m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2**

12' 1" x 9' 11" (3.68m x 3.02m)

**BEDROOM 3**

10' 2" x 8' 8" (3.1m x 2.64m)

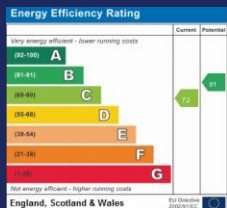
**BEDROOM 4**

8' 5" x 7' 7" (2.57m x 2.31m)

**FAMILY BATHROOM**

**SOUTH FACING REAR GARDEN**

**DOUBLE WIDTH GARAGE**



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