



40 Old Manor Road, Rustington BN16 3QL  
**£450,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Semi Detached House
- 2 Reception Rooms
- Popular Tree Lined Road in Rustington
- Scope to Modernise & Redesign Layout
- 2 Bathrooms
- Private Drive to Double Garage
- Large 77 x 34 West Rear Garden
- Council Tax Band 'E'
- EPC Rating 'D'

A rare opportunity to purchase an older style 3 bedroom semi detached house in a popular tree lined road in Rustington with a good size plot and gardens and the potential to modernise and redesign the layout and accommodation.

In brief the accommodation comprises: - porch, entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and two bathrooms. Outside there is a long private drive and a double length garage which is currently subdivided into two sections. The rear garden is a particular feature being West facing and 77' long x 34' wide.

Old Manor Road is a sought after location in Rustington and runs between the Worthing Road and The Street which leads directly into the village centre and the comprehensive shopping parades.

We would strongly recommend viewing this lovely property to be able to fully appreciate the existing accommodation and gardens, along with ample scope for those looking to refurbish and modernise to their own style.





Total area: approx. 151.2 sq. metres (1627.1 sq. feet)



## PORCH

## ENTRANCE HALL

## LOUNGE

16' 4" x 11' 8" (4.98m x 3.56m)

## DINING ROOM

14' 1" x 12' 2" (4.29m x 3.71m)

## CONSERVATORY

11' 8" x 9' 7" (3.56m x 2.92m)

## KITCHEN

10' 1" x 8' 10" (3.07m x 2.69m)

## BEDROOM 3

8' 7" x 7' 8" (2.62m x 2.34m)

## BATH/SHOWER ROOM & WC

## FIRST FLOOR

## BEDROOM 1

14' 5" x 13' (4.39m x 3.96m)

## EN SUITE BATHROOM/WC

## BEDROOM 2

14' 1" x 13' (4.29m x 3.96m)

## OUTSIDE

## FRONT GARDEN

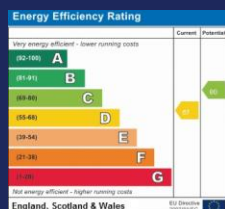
## LONG PRIVATE DRIVE

## DOUBLE LENGTH GARAGE

32' 11" x 8' 4" (10.03m x 2.54m)

## REAR GARDEN

77' x 34' (23.47m x 10.36m)



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