



41 Wakehurst Place, Rustington BN16 3NG
£360,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom EOT House
- Central Rustington
- Feature South Facing Rear Garden
- Cloakroom & Conservatory
- Internal Viewing Recommended
- No Onward Chain
- Garage
- Council Tax Band: - 'C'
- EPC Rating: - 'C'

A three bedroom end of terrace house conveniently situated in the centre of Rustington, close to the village and comprehensive shopping parades.

Features include a lovely south facing private rear garden which has a raised patio area with attractive railings and steps down to the lawn and direct access into the garage behind; a conservatory, gas central heating, double glazing, refitted modern kitchen with space for a table and chairs, refitted modern shower room/WC and ground floor cloakroom.

In brief the accommodation comprises: - front porch with cupboard, entrance hall, ground floor cloakroom, lounge/dining room, kitchen, conservatory, three bedrooms and a shower room/WC.

The property is offered for sale with no onward chain and is in excellent decorative order, we would strongly recommend internal viewing to truly appreciate both accommodation and condition of this lovely house.

Wakehurst Place is conveniently located in the centre of Rustington and is accessed from Church Road or Woodlands Avenue. Number 41 can also be easily reached from a walkway in Dingley Road, which is also where the access to the garage is from.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



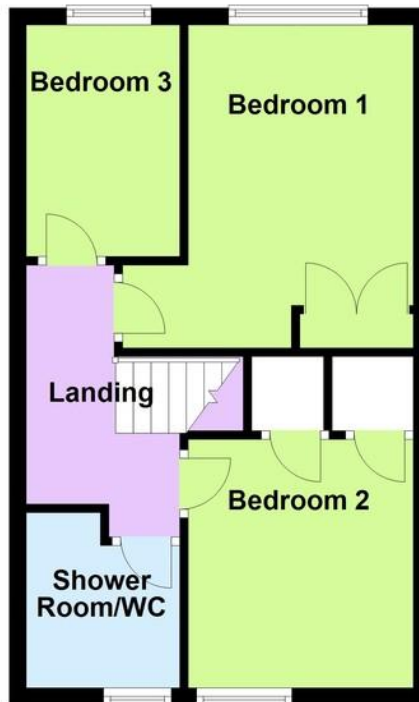
Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



FRONT PORCH

INNER HALL

GROUND FLOOR CLOAKROOM

KITCHEN

11' 6" x 9' 9" (3.51m x 2.97m)

LOUNGE/DINING ROOM

15' 11" x 15' 5" (4.85m x 4.7m)
max

CONSERVATORY

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

BEDROOM 1

12' 3" x 8' 10" (3.73m x 2.69m)

BEDROOM 2

9' 9" x 8' 9" (2.97m x 2.67m)

BEDROOM 3

9' x 6' (2.74m x 1.83m)

SHOWER ROOM/WC

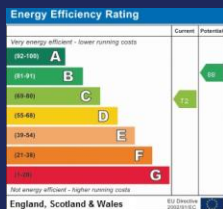
OPEN PLAN FRONT GARDEN

FEATURE SOUTH FACING REAR GARDEN

GARAGE

16' 5" x 8' (5m x 2.44m)

Total area: approx. 82.7 sq. metres (890.4 sq. feet)



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