



6 Walders Road, Rustington BN16 3PE
£335,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom End of Terrace House
- Feature 100ft Rear Garden
- Lounge & Dining Room
- Electric Heating
- Viewing Recommended
- No Onward Chain
- Private Drive
- Council Tax Band: - 'C'
- EPC Rating: - 'D'

A 'Gardeners Paradise' is the best way we can describe the 100ft long rear garden of this property, accompanied by an older style 3 bedroom house with a private single drive to the front which provides off road parking.

In brief the accommodation comprises: - front porch, entrance hall, lounge/dining room, kitchen, 3 bedrooms and a bathroom/WC. There is also a utility room and feature covered patio area. There is electric heating an replacement double glazing.

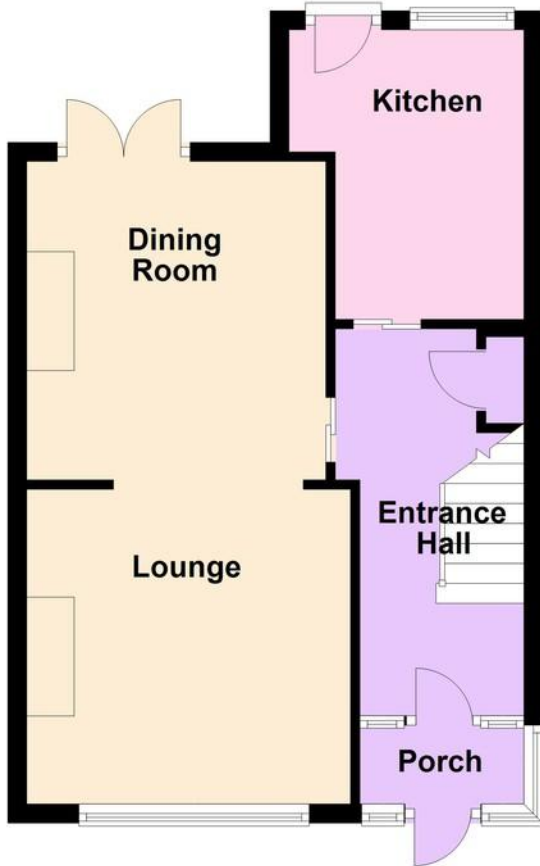
As previously mentioned, the rear garden is a particular feature being approximately 100ft long by 28ft wide with a covered patio area that extends to several different features of the garden with a central path. Areas include lawns and vegetable gardens.

Walders Road is a popular residential area of Rustington and is off North Lane, which in turn leads into The Street.



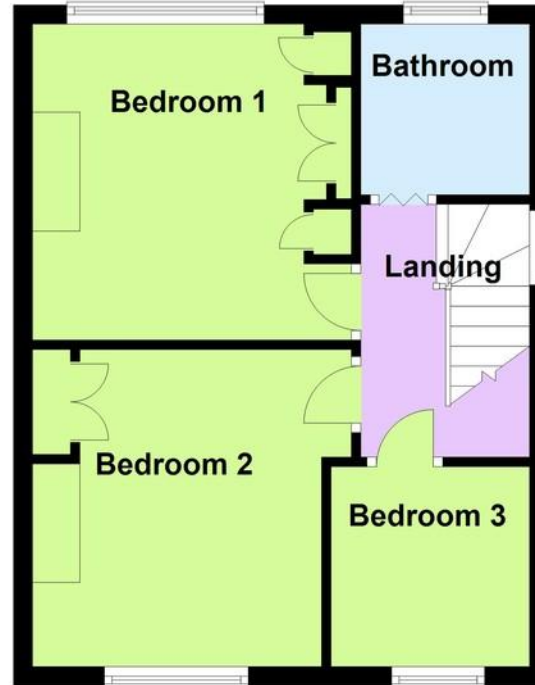
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



ENTRANCE HALL

LOUNGE/DINING ROOM

22' 4" x 11' 2" (6.81m x 3.4m)
max

LOUNGE AREA

11' 2" x 10' 10" (3.4m x 3.3m)

DINING AREA

10' 10" x 10' 4" (3.3m x 3.15m)

KITCHEN

10' x 8' 1" (3.05m x 2.46m)

BEDROOM 1

11' x 11' (3.35m x 3.35m)

BEDROOM 2

11' x 10' (3.35m x 3.05m)

BEDROOM 3

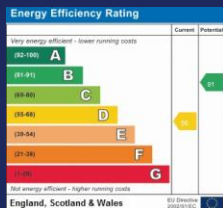
6' 10" x 6' 10" (2.08m x 2.08m)

BATHROOM/WC

UTILITY ROOM

10' 8" x 7' (3.25m x 2.13m)

Total area: approx. 74.2 sq. metres (799.0 sq. feet)



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