



51 Wakehurst Place, Rustington BN16 3NG
£395,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Substantial Size Plot & Gardens**
- **Close to Village Centre & Shops**
- **3 Bedrooms & Cloakroom**
- **Garden/Sun Room**
- **Refurbished & Modernised Throughout**
- **Internal Viewing Recommended**
- **Garage**
- **Council Tax Band - 'C'**
- **EPC Rating - 'C'**

A rare 'one off' opportunity to acquire a delightful house close to Rustington village centre and shops with a substantial size plot, yet tucked away with a large secluded south facing rear and side garden.

In addition to the plot size and gardens, the house has recently been extensively refurbished and modernised throughout and really does have to be viewed internally to be fully appreciated. There is also scope to extend the property (STUPC'S).

Features include: - luxury refitted kitchen, modern refitted bathroom and ground floor cloakroom, replacement double glazing, gas central heating, garage in nearby compound and a lovely garden/sun room.

The house is pleasantly situated within a quiet 'little corner' of Wakehurst Place with no passing traffic and yet the village centre and shops are only a short stroll away. Wakehurst Place is accessed from either Church Road or Woodlands Avenue.



Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 sq. feet)

FRONT PORCH

ENTRANCE HALL

CLOAKROOM

KITCHEN

13' 1" x 8' 10" (3.99m x 2.69m)

LOUNGE

15' 1" x 12' 4" (4.6m x 3.76m)

DINING ROOM

12' x 9' 10" (3.66m x 3m)

BEDROOM 1

12' 6" x 8' 10" (3.81m x 2.69m)

BEDROOM 2

11' x 8' (3.35m x 2.44m)

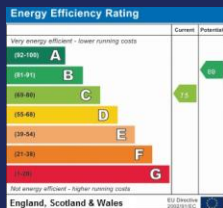
BEDROOM 3

9' 4" x 5' 10" (2.84m x 1.78m)

BATHROOM/WC

LARGE CORNER PLOT GARDENS

GARAGE



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