



36 Barnsite Gardens, Rustington BN16 3QJ  
**£265,000 Freehold**

**HAWKE & METCALFE**  
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Requiring Modernisation
- Double Glazing
- Gas Heating
- Ideal FTB/Buy To Let
- No Chain Involved
- Council Tax Band - C
- EPC Rating - C

A 3 bedroom semi detached house which would be ideal for a First Time Buyer or as a Buy to Let project requiring a certain amount of updating and refurbishment. There are 3 bedrooms, a large lounge/dining room with sliding patio doors to the rear garden and the property has double glazing and gas heating.

There is no chain involved with the sale and the house is situated near to local schools at both North Lane and Summerlea.

The accommodation in brief comprises: entrance hall, lounge/dining room, kitchen, 3 bedrooms, bathroom and gardens to the front and rear.

Barnsite Gardens can be found between Brendon Way, off North Lane and Old Manor Road which in turn is accessed via The Street running in to Rustington's village centre and shops.

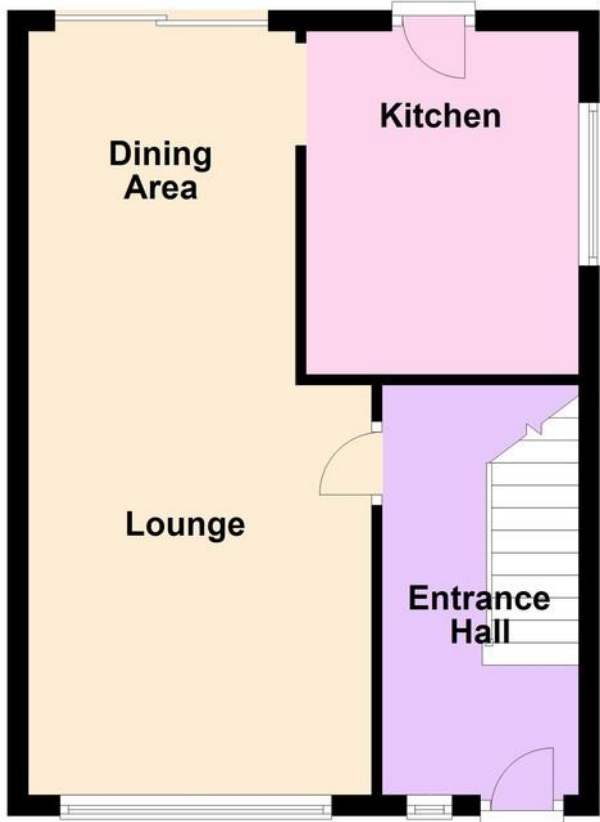
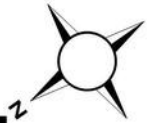
Under the 1979 Estate Agents Act we are obliged to inform any interested party that the vendor of this property is employed at Hawke and Metcalfe Estate Agents.

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. 38.6 sq. metres (416.0 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

24' 0" x 10' 10" (7.32m x 3.3m)  
narrowing to 8'5

**KITCHEN**

10' 9" x 8' 7" (3.28m x 2.62m)

**BEDROOM 1**

11' 10" x 10' 8" (3.61m x 3.25m)

**BEDROOM 2**

11' 9" x 10' 8" (3.58m x 3.25m)

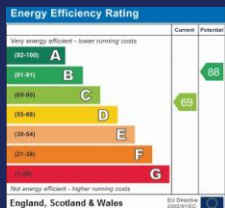
**BEDROOM 3**

8' 5" x 6' 3" (2.57m x 1.91m)

**BATHROOM**

**GARDENS TO FRONT & REAR**

Total area: approx. 77.3 sq. metres (831.8 sq. feet)



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