



8 Seaview Gardens, Rustington BN16 2SF  
**£290,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- Ground Floor WC
- Garage
- No Chain Involved
- South Rustington
- Near Beach
- Ideal FTB/Buy To Let
- Council Tax Band - 'C'
- EPC Rating - 'D'

A 3 bedroom mid terraced house situated in South Rustington near the beach and offered for sale with no ongoing chain. The property would benefit from some modernisation and would be ideal for a first time buyer or as a buy to let investment with a rental yield of approximately £1400 pcm. It has a small courtyard style garden as well as a ground floor WC and a garage situated in a nearby compound.

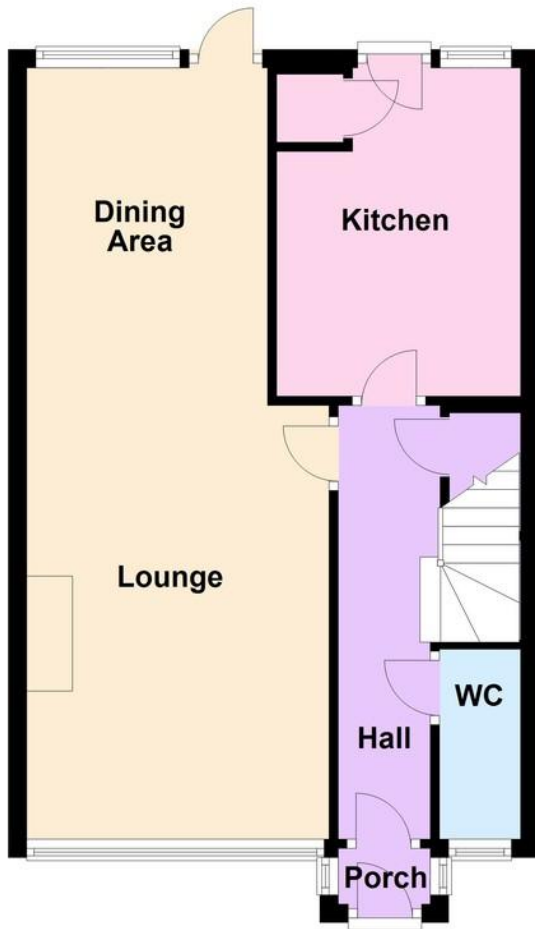
The accommodation in brief comprises: Entrance porch, entrance hall, ground floor WC, lounge/dining room, kitchen, 3 bedrooms and bathroom/WC as well as gardens to front and rear and garage in nearby compound.

Seaview Gardens is located near the seafront and can be found just off Seafeld Road which runs between Broadmark Lane and Sea Lane which in turn leads directly into Rustington's busy village centre and shops.



## Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE/DINING ROOM

27' 7" x 10' 10" (8.41m x 3.3m)  
narrowing at dining end to 8'8 (2.63)

## KITCHEN

11' 8" x 8' 9" (3.56m x 2.67m)

## GROUND FLOOR WC

## FIRST FLOOR LANDING

## BEDROOM 1

13' 7" x 10' (4.14m x 3.05m)

## BEDROOM 2

10' 10" x 9' 4" (3.3m x 2.84m)

## BEDROOM 3

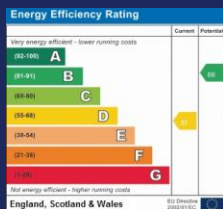
8' 5" x 7' 8" (2.57m x 2.34m)

## BATHROOM

## GARDENS TO FRONT & REAR

## GARAGE

Total area: approx. 91.1 sq. metres (980.2 sq. feet)



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