



9 Fontwell Close, Rustington BN16 2LL  
**£310,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom House
- Refitted Modern Kitchen/Dining Room
- Internal Viewing Recommended
- Conservatory
- Garden Room/Office/Gym
- Garage & Parking Nearby
- 'Sun Trap' West Rear Garden
- Council Tax Band ' C'
- EPC Rating - 'D'

We are delighted to market this three bedroom house for sale in south Rustington, between the village centre and shops and the seafront.

Features include: - fully insulated garden building with power and light making it an ideal home office or gym etc., modern refitted bathroom with digital shower and good size garage with parking in nearby Binstead Close. Gas central heating and double glazing, wood burning stove in the lounge and a delightful west facing rear garden which acts as a sun trap in the afternoon and evenings.

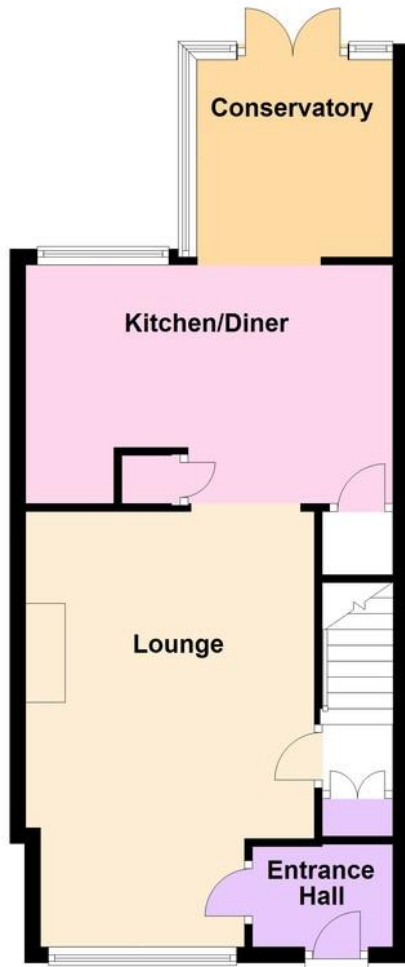
In brief the accommodation comprises: - entrance hall, lounge, refitted modern kitchen/dining room, conservatory, three bedrooms and a refitted modern bathroom/WC.

Outside there are gardens to the front and rear along with a garage and parking space located nearby in Binstead Close. To the front of the house is a pleasant green giving a very open aspect.

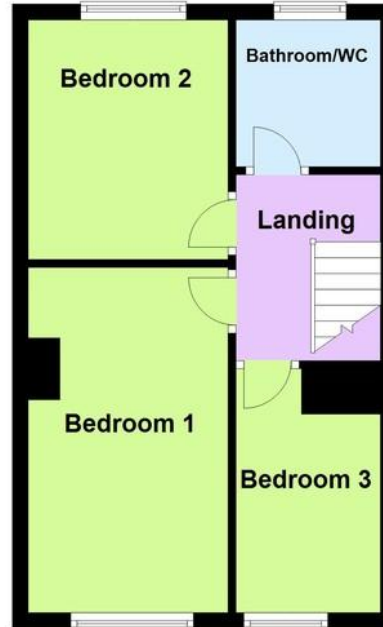
Fontwell Close is situated in south Rustington and number 9 is accessed from Binstead Close which is off Chanctonbury Road. The property is only a short distance away from the beach and seafront.



**Ground Floor**  
Approx. 46.2 sq. metres (497.2 sq. feet)



**First Floor**  
Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

18' x 12' (5.49m x 3.66m)

**KITCHEN/DINING ROOM**

14' 7" x 10' (4.44m x 3.05m)

**CONSERVATORY**

8' 2" x 8' 1" (2.49m x 2.46m)

**BEDROOM 1**

14' 3" x 8' 4" (4.34m x 2.54m)

**BEDROOM 2**

10' x 8' 5" (3.05m x 2.57m)

**BEDROOM 3**

9' 10" x 6' (3m x 1.83m)  
max

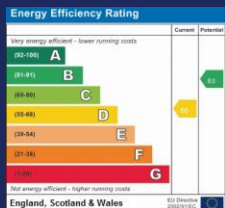
**BATHROOM/WC**

**WEST FACING REAR GARDEN**

**GARDEN ROOM**

11' 4" x 7' 3" (3.45m x 2.21m)

**GARAGE & PARKING**



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

