



49 Wolstenbury Road, Rustington BN16 3LB
£275,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Modern 3 Bedroom House
- Spacious Lounge/Dining Room
- No Onward Chain
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Manageable Paved Rear Garden
- Garage
- Council Tax Band 'B'
- EPC Rating 'C'

A modern three bedroom house offered for sale in Rustington with immediate possession available and no onward chain.

In brief the accommodation comprises: - entrance hall, spacious open plan through lounge/dining room, modern kitchen, three bedrooms and a white bathroom/WC. Outside there are gardens to the front and rear and there is a garage behind the house with up and over door and roof storage space.

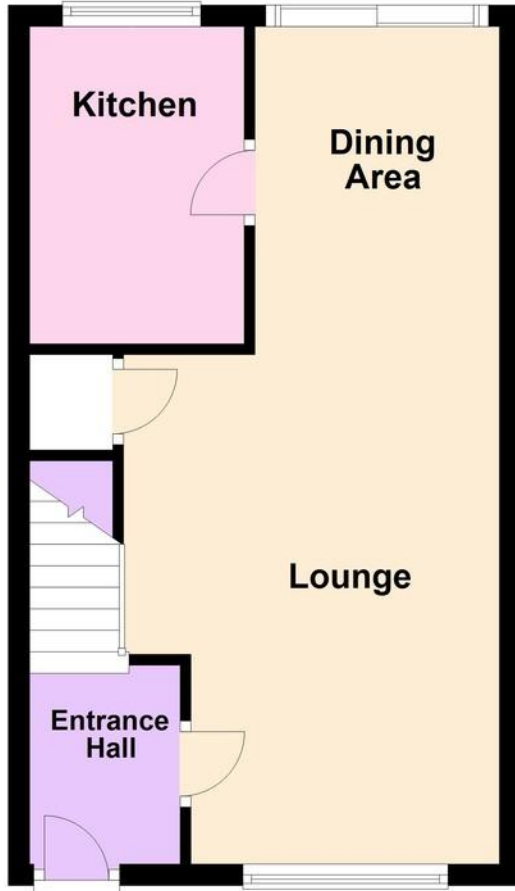
In our opinion the property would suit a variety of different purchasers ranging from first time buyers and families to an investor looking for a buy to let with an approximate rental value of £1,200 to £1,250 per calendar month.

Wolstenbury Road is situated to the north of Rustington village centre and is approached from the Worthing Road via Wallace Road and Duncton Road.



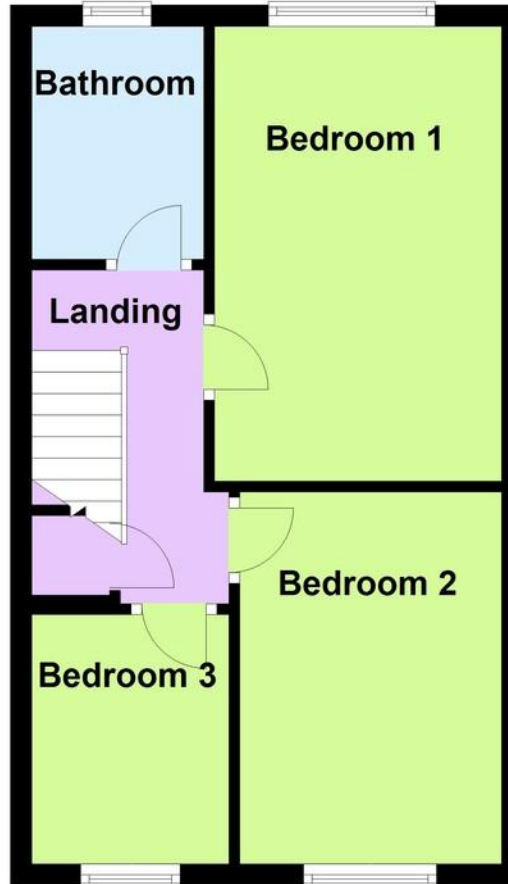
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



ENTRANCE HALL

THROUGH LOUNGE/DINING ROOM

25' 6" x 11' 3" (7.77m x 3.43m)
max

KITCHEN

9' 11" x 6' 6" (3.02m x 1.98m)

BEDROOM 1

13' 10" x 8' 5" (4.22m x 2.57m)

BEDROOM 2

11' 4" x 8' (3.45m x 2.44m)

BEDROOM 3

7' 7" x 6' (2.31m x 1.83m)

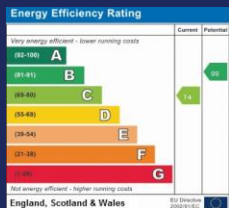
BATHROOM/WC

SMALL OPEN PLAN FRONT GARDEN

MANAGEABLE PAVED REAR GARDEN

GARAGE

Total area: approx. 68.2 sq. metres (734.1 sq. feet)



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

