



16 Harsfold Road, Rustington BN16 2QE  
**£650,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Detached House
- 2 Reception Rooms
- Close to the Seafront
- Requires Modernisation
- En Suite Shower & Family Bathroom
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'E'
- EPC Rating 'E'

An older style detached house pleasantly situated in the very popular Harsfold Road that leads directly down to Rustington beach and seafront.

The property does require modernising throughout and would appeal to those looking to refurbish a house to their own style and design.

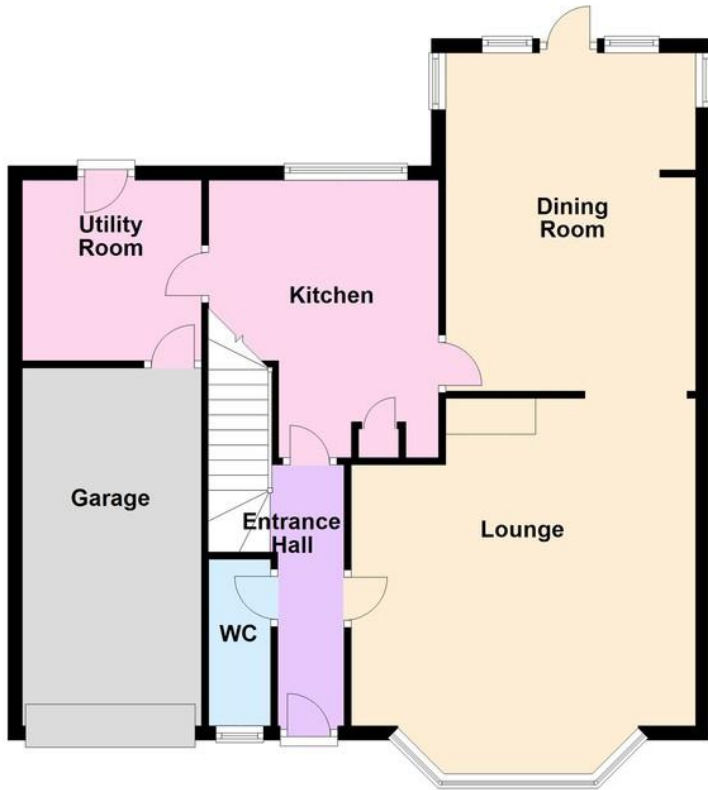
In brief the accommodation comprises: - entrance hall, ground floor cloakroom, bay fronted lounge, extended dining room, kitchen, utility room, three bedrooms, en suite shower room/WC and a family bathroom/WC. Outside there is a private drive providing off road parking and leads to the integral garage. There is a good size 65' x 40' west facing rear garden.

Harsfold Road is a particularly sought after location in South Rustington and runs between Holmes Lane and Sea Road (the seafront).



### Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



### First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

15' 8" x 15' 8" (4.78m x 4.78m)  
max

**DINING ROOM**

15' 5" x 11' 4" (4.7m x 3.45m)

**KITCHEN**

12' 8" x 10' 5" (3.86m x 3.18m)

**UTILITY ROOM**

8' 3" x 8' 2" (2.51m x 2.49m)

**BEDROOM 1**

14' x 10' 6" (4.27m x 3.2m)  
min

**BEDROOM 2**

13' 10" x 12' (4.22m x 3.66m)

**EN SUITE SHOWER/WC**

**BEDROOM 3**

12' 7" x 9' 8" (3.84m x 2.95m)

**BATHROOM/WC**

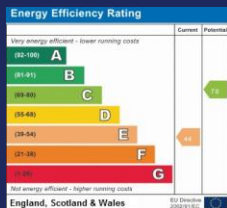
**PRIVATE DRIVE**

**GARAGE**

16' 4" x 8' 9" (4.98m x 2.67m)

**WEST REAR GARDEN**

65' x 40' (19.81m x 12.19m)



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