



11 Kirdford Close, Rustington BN16 2LW  
**£325,000 Freehold**

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



# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Semi Detached House
- Gas Central Heating & Double Glazing
- Internal Viewing Recommended
- Ground Floor Cloakroom
- Popular Location Between Sea & Shops
- Council Tax Band - 'C'
- Feature Kitchen/Dining Room
- Garage
- EPC Rating - 'D'

An extended three bedroom semi detached house with ground floor cloakroom and useful loft area.

The property has been modernised and is offered for sale in excellent decorative order with features including gas fired central heating, double glazing, extended spacious kitchen/dining room and the addition of a ground floor cloakroom.

In brief the accommodation comprises: - front porch and entrance hall, ground floor cloakroom, lounge, open plan large kitchen/dining room, three bedrooms and shower room/WC. In addition to the accommodation there is a very useful loft area. To the front of the house is a very pleasant open aspect onto a green.

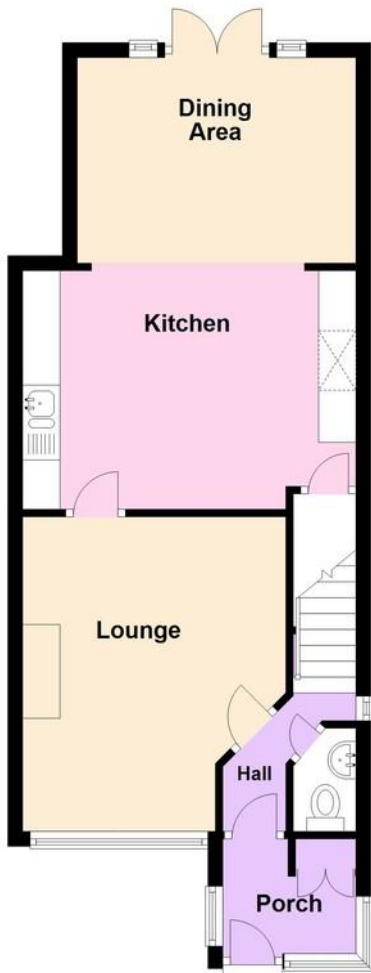
We would strongly recommend viewing this property to be able to fully appreciate both the accommodation, condition and location.

Kirdford Close is pleasantly situated in south Rustington and is located just off Chanctonbury Road, which in turn runs between Holmes Lane and Sea Lane.



### Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



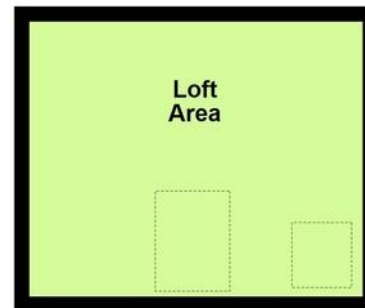
### First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



### Second Floor

Approx. 16.4 sq. metres (176.3 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**LOUNGE**

13' 7" x 11' 3" (4.14m x 3.43m)

**KITCHEN**

14' 7" x 10' 4" (4.44m x 3.15m)

**DINING AREA**

12' 3" x 9' (3.73m x 2.74m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

15' 1" x 8' 5" (4.6m x 2.57m)

**BEDROOM 2**

9' 9" x 8' 5" (2.97m x 2.57m)

**BEDROOM 3**

11' 2" x 6' 1" (3.4m x 1.85m)

**SHOWER ROOM**

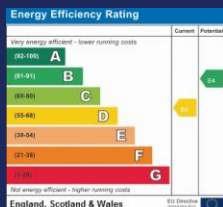
**LOFT AREA**

14' 4" x 12' 7" (4.37m x 3.84m)

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE TO REAR**



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