



31 Worthing Road, Rustington BN16 3JU
£320,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Character Period House
- Semi Detached with 2 Bedrooms
- Lounge/Dining Room
- G/F Shower Room & F/F Bathroom
- No Onward Chain
- Private Gated Off Road Parking
- South Facing Rear Garden
- Council Tax Band 'C'
- EPC Rating 'D'

A rare opportunity to purchase a Victorian period property in Rustington, dating back to 1831. The house has been tastefully modernised and yet still retains a wealth of charm and character.

In brief the accommodation comprises: - Entrance hall, through lounge/dining room, spacious modern kitchen/breakfast room, study area, ground floor shower room/WC, two double bedrooms and an additional bathroom/WC. Outside there is a delightful private south facing rear garden with direct access to a secure gated off road parking area for two cars.

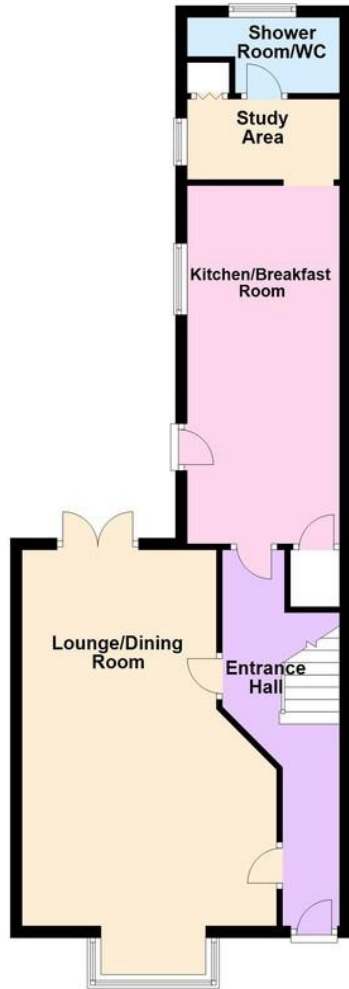
We would strongly recommend internal viewing to fully appreciate this delightful home.

The property is conveniently situated in Rustington on the corner of the Worthing Road and Albert Road and in close proximity of local shops, schools and other local amenities.

**** Library Photos ****



Ground Floor
Approx. 59.7 sq. metres (642.8 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.0 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

ENTRANCE HALL

LOUNGE/DINING ROOM
21' 1" x 11' (6.43m x 3.35m)
minimum

KITCHEN/BREAKFAST ROOM
20' 8" x 8' 5" (6.3m x 2.57m)

STUDY AREA

GROUND FLOOR SHOWER ROOM/WC

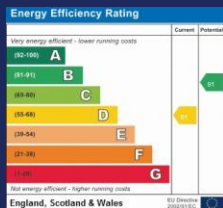
BEDROOM 1
16' 5" x 11' (5m x 3.35m)

BEDROOM 2
11' x 9' 7" (3.35m x 2.92m)

BATHROOM/WC

SOUTH FACING REAR GARDEN

**GATED PRIVATE OFF
ROAD PARKING**



01903 850450

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

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

