



35 Fontwell Close, Rustington BN16 2LL  
**£300,000 Freehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- End of Terrace House
- 3 Bedrooms
- Popular South Rustington
- No Chain Involved
- Garage Adjoining Rear Garden
- Overlooking Green
- 14'8 x 10'2 Kitchen/Diner
- Council Tax Band 'C'
- EPC Rating - 'C'

A well presented 3 bedroom end of terrace house situated in popular South Rustington and offered for sale with no chain involved in the sale.

The property also benefits from a very pleasant 14'8 x 10'2ft kitchen/diner and an easy to maintain rear garden which is mainly paved and provides access to the garage which has power and light.

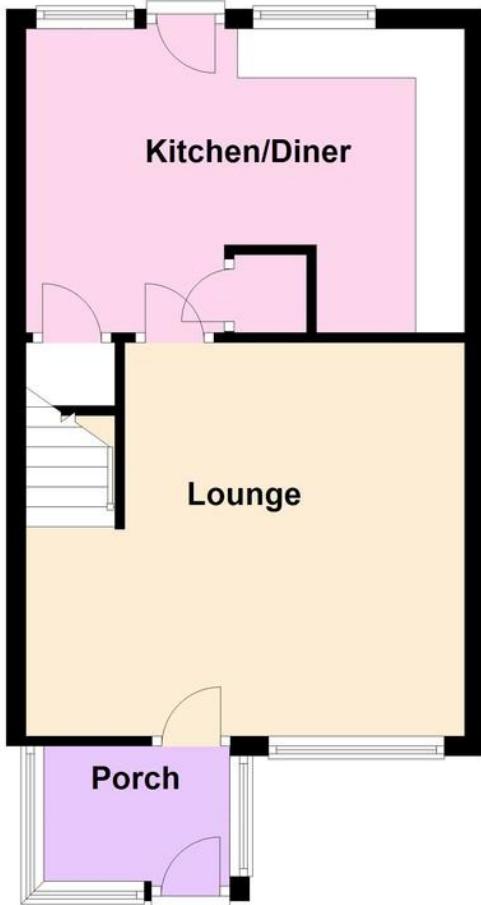
There is no chain involved in the sale and the property is pleasantly situated overlooking a small green and is best accessed from Chanctonbury Road which in turn can be found off Holmes Lane and then Sea Lane, running between Rustington's seafront and the Village centre and shops.

The accommodation in brief comprises:- Entrance porch, lounge, kitchen/diner, 3 bedrooms, bathroom and a garage adjoining the rear garden.



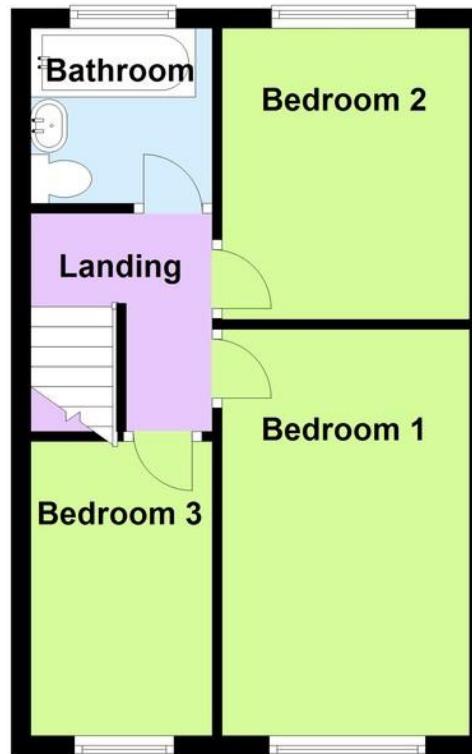
## Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

## PORCH

### LOUNGE

14' 9" x 13' (4.5m x 3.96m)

### KITCHEN/DINER

14' 8" x 10' 2" (4.47m x 3.1m)

### FIRST FLOOR LANDING

### BEDROOM 1

14' 5" x 8' 6" (4.39m x 2.59m)

### BEDROOM 2

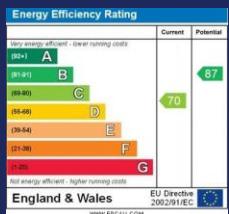
9' 9" x 8' 6" (2.97m x 2.59m)

### BEDROOM 3

9' 10" x 5' 11" (3m x 1.8m)

### BATHROOM

### GARAGE



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