



2 Rawson Villas, Jubilee Avenue, Rustington BN16 3NE
£350,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Storey House**
- **En Suite & Family Bathroom**
- **Parking & Garage**
- **Superb Views Across Recreation Ground**
- **Large Kitchen/Dining Room**
- **Council Tax Band 'D'**
- **3 Bedrooms**
- **Internal Viewing Recommended**
- **EPC Rating - 'D'**

A particularly spacious 3 storey, 3 bedroom town house with delightful open views to the rear from the first and second floors over Woodlands recreation ground.

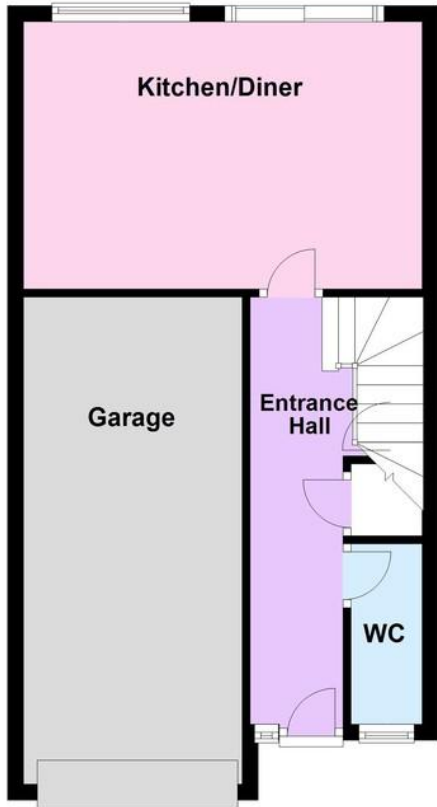
In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious kitchen/dining room, lounge, three bedrooms with an en suite shower room/WC and a family bathroom. Outside there is a lovely south facing small private rear garden and parking to the front with garage with up and over door, power and light.

Rawson Villas is a very pleasant location, tucked away at the southern end of Jubilee Avenue which runs off the Worthing Road.



Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Second Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN/DINER

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

LOUNGE

16' 2" x 11' (4.93m x 3.35m)

BATHROOM/WC

BEDROOM 2

16' 5" x 10' 10" (5m x 3.3m)

BEDROOM 3

9' 6" x 7' 7" (2.9m x 2.31m)

BEDROOM 1

14' 3" x 9' 6" (4.34m x 2.9m)

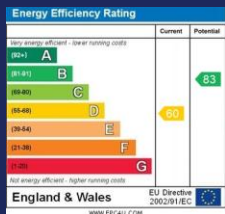
EN SUITE SHOWER ROOM/WC

SOUTH FACING REAR GARDEN

INTEGRAL GARAGE

GRAVELLED DRIVE

Total area: approx. 135.9 sq. metres (1462.4 sq. feet)



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