



6 Chanctonbury Road, Rustington BN16 2LH
£389,950 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Close to the Beach & Seafront
- 3 Bedroom Link Detached House
- No Onward Chain
- Very Spacious Lounge/Dining Room
- Ground Floor Cloakroom
- Double Glazing & Electric Heating
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'E'

A three bedroom link detached house pleasantly situated in south Rustington, close to the beach and seafront.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious lounge/dining room, kitchen, three bedroom and a shower room/WC.

Outside there are gardens to the front and rear, paved for ease of maintenance and a private drive that provides off road parking and accesses the attached garage.

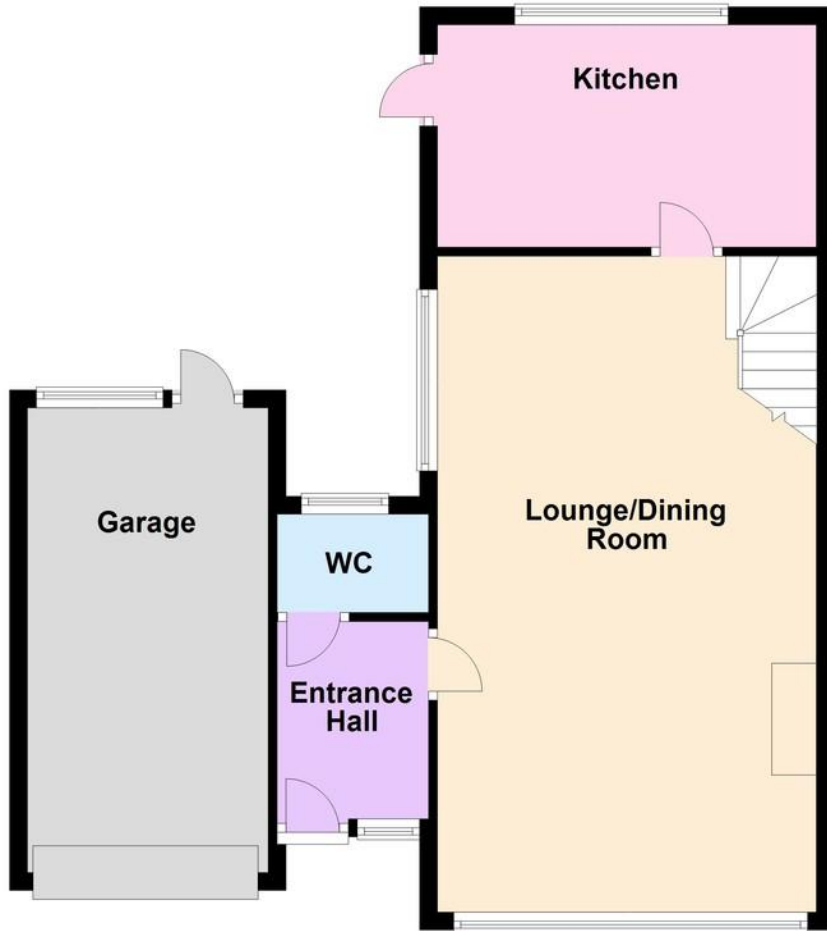
The house is offered for sale with no onward chain and has double glazing and electric heating.

Chanctonbury Road is a popular residential area of south Rustington and runs between Holmes Lane and Sea Lane.



Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 104.9 sq. metres (1129.5 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

SPACIOUS LOUNGE/DINING ROOM

24' 1" x 14' (7.34m x 4.27m)

KITCHEN

14' x 8' 2" (4.27m x 2.49m)

BEDROOM 1

12' x 9' 4" (3.66m x 2.84m)

BEDROOM 2

12' x 8' 1" (3.66m x 2.46m)

BEDROOM 3

7' 8" x 7' 6" (2.34m x 2.29m)

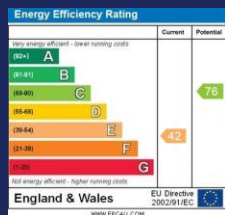
SHOWER ROOM/WC

PRIVATE DRIVE

GARAGE

17' 1" x 8' 10" (5.21m x 2.69m)

FRONT & REAR GARDENS



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

