



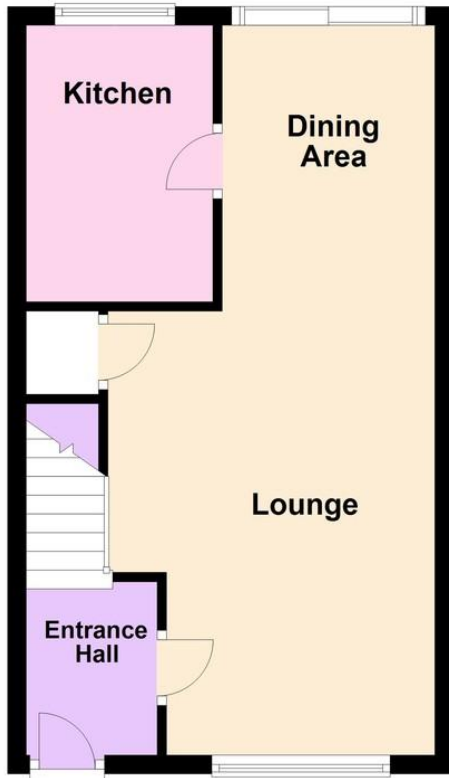
- 3 Bedroom House
- Lounge/Dining Room
- Gas Central Heating & Double Glazing
- Located in Rustington
- Low Maintenance Garden
- Garage
- Available Mid March
- Council Tax Band 'B'
- EPC Rating 'C'

49 Wolstenbury Road, Rustington BN16 3LB  
**£1,400 pcm**

**HAWKE &  
 METCALFE**  
 INDEPENDENT ESTATE AGENTS

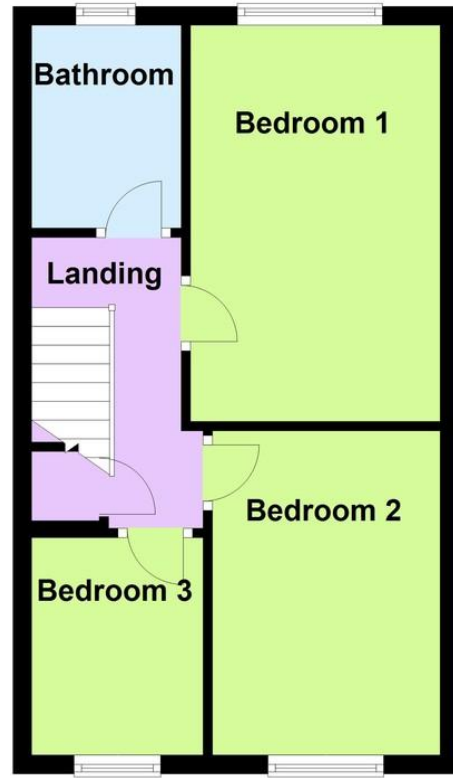
## Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

Available Mid March. A three bedroom mid terraced house to let in Rustington. Modern kitchen and bathroom, gas central heating and double glazing, garage and an easy to maintained paved rear garden.

Wolstenbury Road is located to the north of the village and is accessed from the Worthing Road via Wallace Road.

### ENTRANCE HALL

### LOUNGE/DINING ROOM

25' 6" x 11' 3" (7.77m x 3.43m)

### KITCHEN

9' 11" x 6' 6" (3.02m x 1.98m)

### BEDROOM 1

13' 10" x 8' 5" (4.22m x 2.57m)

### BEDROOM 2

11' 4" x 8' (3.45m x 2.44m)

### BEDROOM 3

7' 7" x 6' (2.31m x 1.83m)

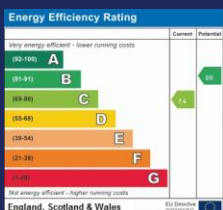
### BATHROOM/WC

### SMALL OPEN PLAN FRONT GARDEN

### PAVED REAR GARDEN

### GARAGE

The information and measurements contained within these details are for guidance only and do not form part of any contract.



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

**lettings@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

**01903 850450**