



11 Windsor Drive, Rustington BN16 3SW
£550,000 Freehold

**HAWKE &
METCALFE** 
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INDEPENDENT ESTATE & LETTING AGENTS

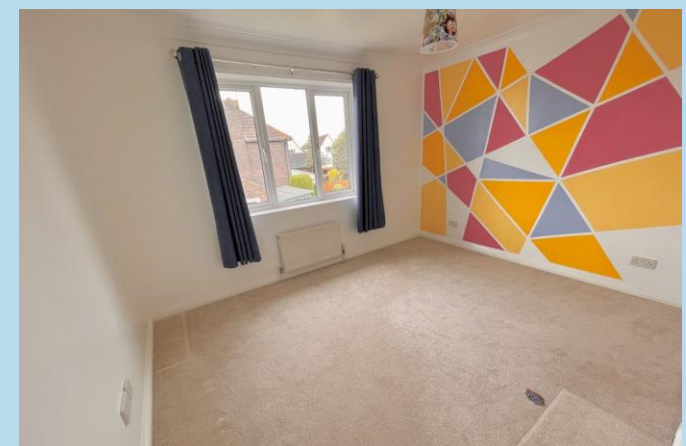
- **Spacious Detached House**
- **Double Width Garage**
- **4 Bedrooms & 2 Reception Rooms**
- **Conservatory & Utility Room**
- **Popular 'Parklands' Development**
- **Viewing Recommended**
- **South Facing Rear Garden**
- **Council Tax Band - 'F'**
- **EPC Rating - 'C'**

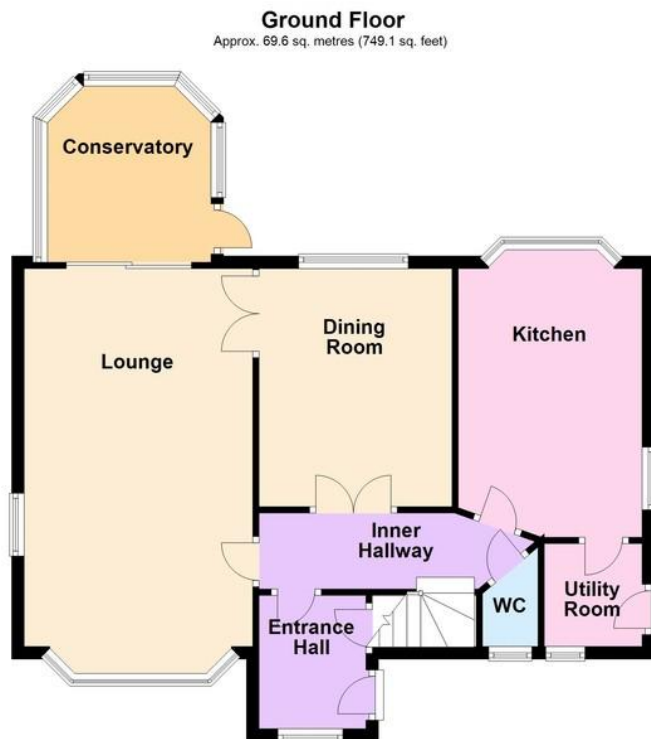
A very popular 'Ascot' style four bedroom detached house pleasantly situated within the sought after Parklands Development in Rustington.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, lounge and separate dining room, kitchen, conservatory, utility room, four bedrooms, en suite shower room/WC and a family bathroom/WC.

Outside there is a double width private drive which provides off road parking and accesses a detached double width garage which adjoins the pleasant South facing rear garden.

The property occupies a nice corner plot and Windsor Drive runs off the Worthing Road.





Total area: approx. 129.0 sq. metres (1388.8 sq. feet)

COVERED ENTRANCE

SPACIOUS ENTRANCE HALL

INNER HALLWAY

LOUNGE

19' 9" x 11' 11" (6.02m x 3.63m)

CONSERVATORY

9' 2" x 8' 6" (2.79m x 2.59m)

DINING ROOM

12' 5" x 10' 1" (3.78m x 3.07m)

GROUND FLOOR CLOAKROOM

KITCHEN/BREAKFAST ROOM

14' x 9' 7" (4.27m x 2.92m)

UTILITY ROOM

5' 5" x 5' (1.65m x 1.52m)

FIRST FLOOR LANDING

BEDROOM 1

13' 10" x 11' 4" (4.22m x 3.45m)

EN SUITE SHOWER ROOM

BEDROOM 2

12' 1" x 9' 11" (3.68m x 3.02m)

BEDROOM 3

10' 2" x 8' 8" (3.1m x 2.64m)

BEDROOM 4

8' 5" x 7' 7" (2.57m x 2.31m)

FAMILY BATHROOM

SOUTH FACING REAR GARDEN

DOUBLE WIDTH GARAGE



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