



37 Jubilee Avenue, Rustington BN16 3NF  
**£250,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- 2 Bedroom Semi Detached House
- Complete Refurbishment Required
- Conservatory
- Off Road Parking & Garage
- No Onward Chain
- Double Glazing
- Popular Rustington Location
- Council Tax Band 'C'
- EPC Rating 'G'

An older style semi detached house in Rustington that requires complete refurbishment and modernisation.

In brief the accommodation comprises:- front porch, entrance hall, spacious lounge/dining room, kitchen, conservatory, two double bedrooms and a bathroom/WC.

Outside there is a small lawned front garden with flower beds and path to front door. There is a good size east facing rear garden which currently has two wooden sheds and a greenhouse. The garage is at the rear of the garden and is accessed from a rear service road along with off road parking in front of the garage.

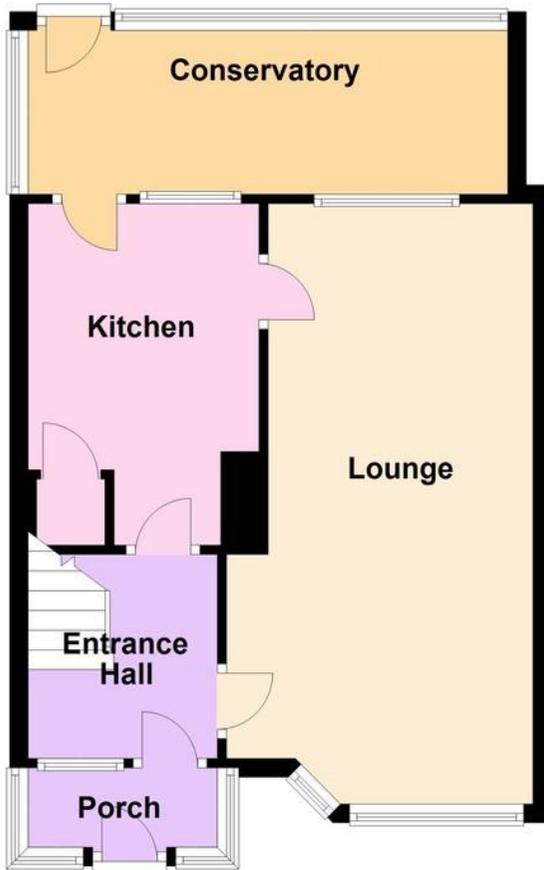
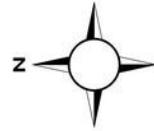
The property would suit a buyer looking for a project and is to be sold as seen as there are a lot of items and wood present in the sheds and garage.

Jubilee Avenue is to the north of Rustington village centre and runs south off the Worthing Road. The Woodlands recreation ground is very nearby.



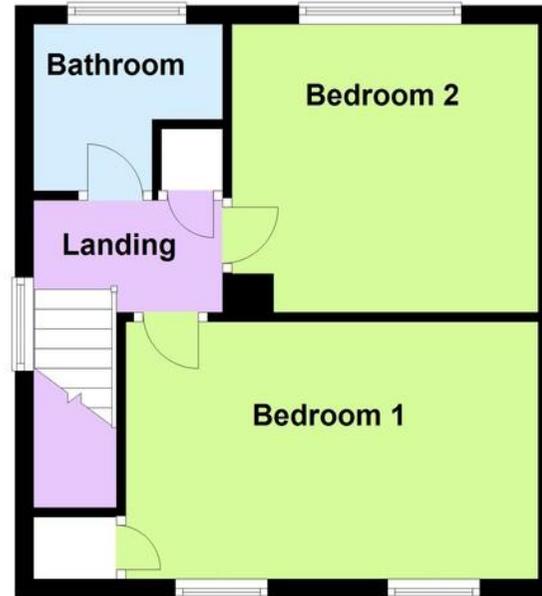
## Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



**PORCH**

**ENTRANCE HALL**

**LOUNGE**

21' x 10' 10" (6.4m x 3.3m)  
max

**KITCHEN**

11' 11" x 8' 2" (3.63m x 2.49m)

**CONSERVATORY**

17' x 5' 9" (5.18m x 1.75m)

**BEDROOM 1**

15' x 8' 10" (4.57m x 2.69m)

**BEDROOM 2**

11' x 10' 1" (3.35m x 3.07m)

**BATHROOM/WC**

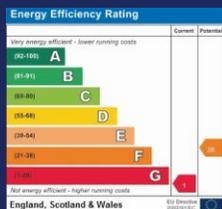
**GOOD SIZE REAR GARDEN**

**GARAGE**

20' x 10' (6.1m x 3.05m)

**OFF ROAD PARKING**

Total area: approx. 77.6 sq. metres (835.0 sq. feet)



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

