



7 Hamilton Close, Rustington BN16 3TN  
**£1,675 pcm**

HAWKE & METCALFE   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Spacious 3/4 Bedroom House
- Availability Immediately
- Popular Parklands Development
- Ground Floor Cloakroom
- Private Drive & Garage
- Good Size Garden
- Pets Considered - £20pcm premium
- Council Tax - Band 'D'
- EPC Rating - 'D'

Available Immediately.

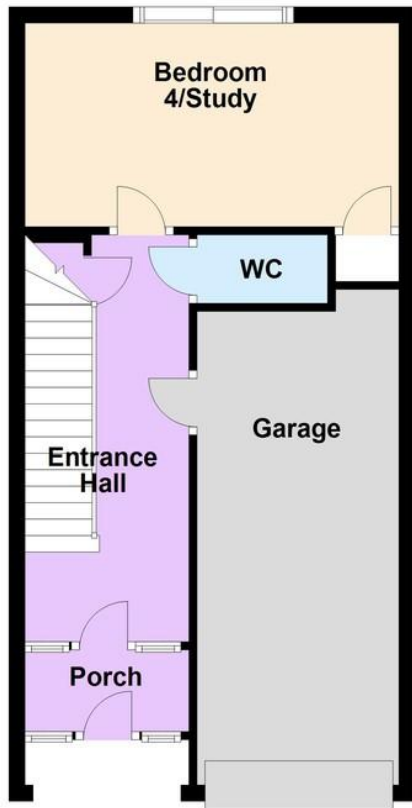
End of terrace 3 storey 3/4 bedroom house on the popular Parklands Development in Rustington. The house occupies a corner plot and so has a larger than average garden.

Pets considered with a £20pcm pet premium



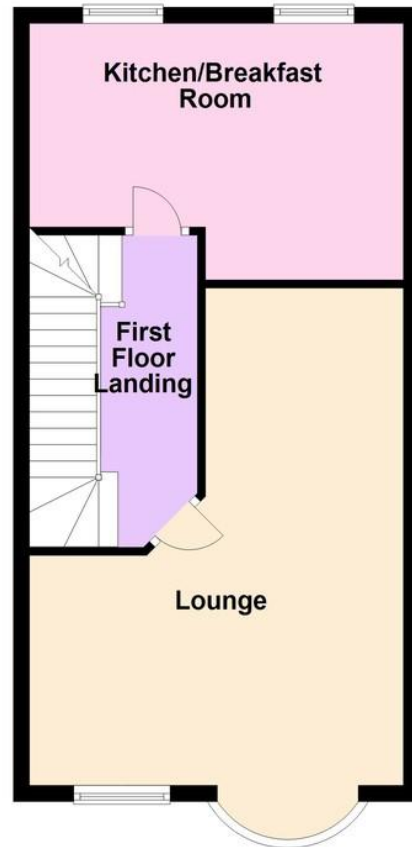
### Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



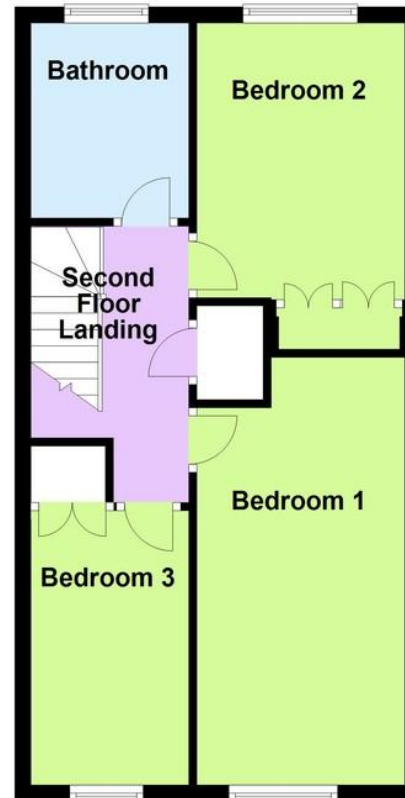
### First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



### Second Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 132.1 sq. metres (1421.7 sq. feet)

### PORCH

### ENTRANCE HALL

### GROUND FLOOR CLOAKROOM

### BEDROOM 4/STUDY

15' 3" x 8' 3" (4.65m x 2.51m)

### LOUNGE

19' 6" x 15' 3" (5.94m x 4.65m) max

### KITCHEN/BREAKFAST ROOM

15' 3" x 10' 5" (4.65m x 3.18m) max

### BEDROOM 1

14' 8" x 8' 6" (4.47m x 2.59m)

### BEDROOM 2

11' 2" x 8' 6" (3.4m x 2.59m)

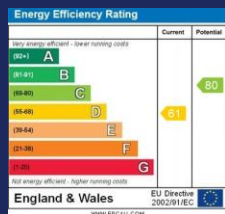
### BEDROOM 3

11' 2" x 6' 6" (3.4m x 1.98m)

### BATHROOM

### GARAGE

20' 2" x 8' 3" (6.15m x 2.51m)



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