



22 Mill Lane, Rustington BN16 3EG
£450,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- En Suite Shower Room & Family Bathroom
- Feature Spacious Kitchen/Dining Room
- Internal Viewing Recommended
- Delightful Rear Garden
- Private Drive
- Council Tax Band 'E'
- EPC Rating 'C'

A modern semi detached house built in 2013 which offers good size accommodation and generous size feature gardens.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, separate lounge with bay window, feature spacious open plan kitchen and dining room with double doors to the rear garden; master bedroom with en suite shower room/WC, two further bedrooms and a family bathroom/WC.

Outside there is a good size established rear garden with patio and lawn along with a Victoria Plum tree and a garden bar. There is also a gate giving rear access to a private parking space.

We would strongly recommend internal viewing to fully appreciate this lovely home.

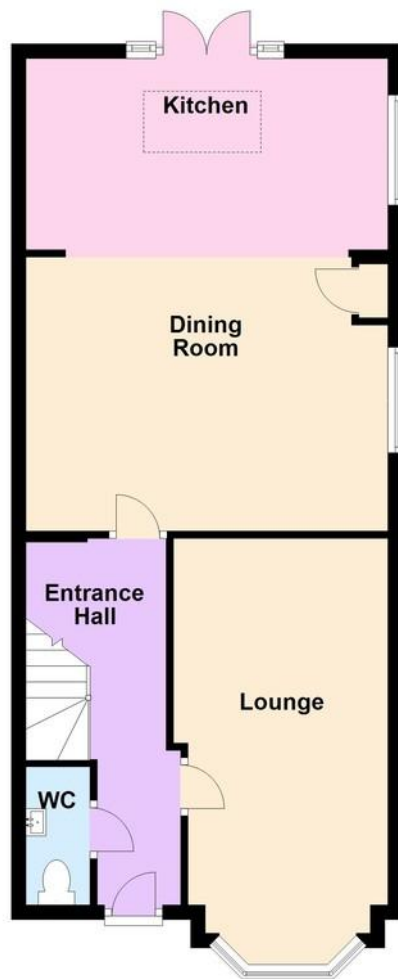
Features include gas central heating, double glazing, private secluded front garden and a spacious fitted kitchen.

The property is situated on the corner of Mill Lane and Windmill Drive with the off road parking space accessed from Windmill Drive.



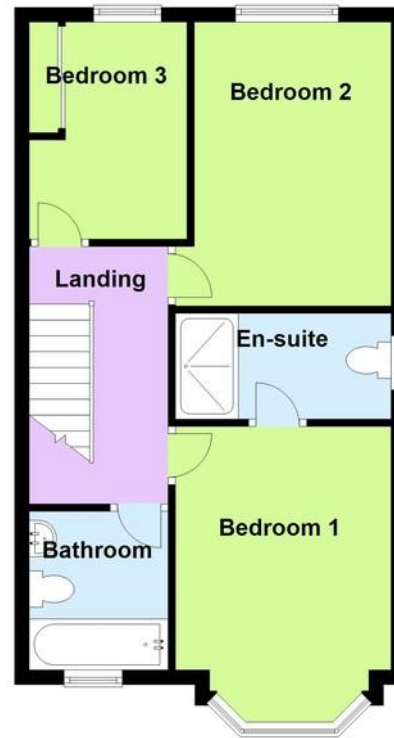
Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 104.4 sq. metres (1123.9 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

BAY FRONTED LOUNGE

16' 6" x 9' 8" (5.03m x 2.95m)

KITCHEN

16' 4" x 8' 7" (4.98m x 2.62m)

DINING AREA

16' 4" x 12' 3" (4.98m x 3.73m)

BEDROOM 1

11' x 9' 7" (3.35m x 2.92m)
min

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 9" x 8' 11" (3.89m x 2.72m)

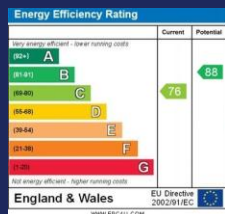
BEDROOM 3

9' 1" x 6' 11" (2.77m x 2.11m)

FAMILY BATHROOM/WC

FEATURE REAR GARDEN

PRIVATE DRIVE TO THE REAR



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