



42 Russells Close, East Preston BN16 1BT
£380,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached Bungalow
- 3 Bedrooms
- No Onward Chain
- Requires Modernising
- Scope to Improve & Extend (STUPC)
- 54' x 34' South Rear Garden
- Private Drive to Garage
- Council Tax Band 'C'
- EPC Rating TBA

A semi detached bungalow requiring modernising throughout and offered for sale with no onward chain.

In brief the accommodation comprises: - entrance hall, lounge, kitchen, three bedrooms, bathroom and separate WC. Outside there is a front garden, long private drive that provides off road parking for several vehicles and leads to the garage. The rear garden is a particular feature being south facing and measuring 54 deep x 34' wide (average measurements).

Russells Close is located to the north of East Preston and is off North Lane which in turn runs from the Worthing Road down into The Street and the shops.



Approx. 76.4 sq. metres (822.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.3 sq. feet)

ENTRANCE HALL

LOUNGE

15' 3" x 11' 5" (4.65m x 3.48m)

KITCHEN

11' 10" x 9' 6" (3.61m x 2.9m)

BEDROOM 1

13' x 11' 5" (3.96m x 3.48m)

BEDROOM 2

11' 9" x 9' 11" (3.58m x 3.02m)

BEDROOM 3

8' 8" x 8' 2" (2.64m x 2.49m)

BATHROOM

SEPARATE WC

PRIVATE DRIVE TO GARAGE

SOUTH FACING REAR GARDEN

54' x 34' (16.46m x 10.36m)

**EPC TO
FOLLOW**



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