



4 Maple Walk, Rustington BN16 3QP
£287,500 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- End of Terrace House
- 3 Bedrooms
- Through Lounge/Diner
- Gas Central Heating
- Double Glazing
- Garage
- No Chain
- Council Tax Band 'C'
- EPC Rating 'D'

An end of terrace 3 bedroom house situated in this popular area of Rustington next to the Woodlands Recreation Ground and within easy reach of the village centre and shops.

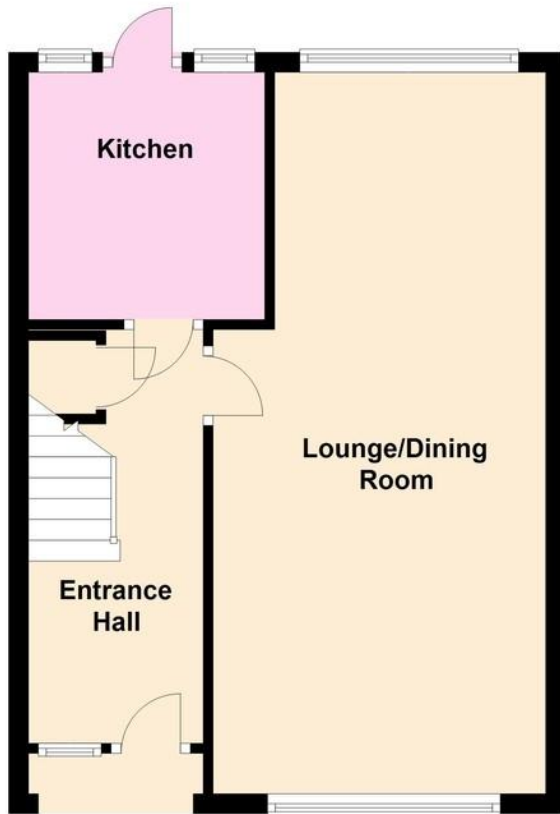
The property benefits from a 23'10 through lounge/diner, gas heating and double glazing. To the outside there is a small and easy to maintain front garden and a paved back garden as well as a garage situated in the compound to the rear (5th one on the left hand side). The property has been well maintained and is offered for sale with no chain involved.

Maple Walk is situated at the northern end of Priory Road, which in turn is best approached via Dingley Road and Church Road which leads directly into The Street where Rustington's comprehensive shopping facilities can be found.



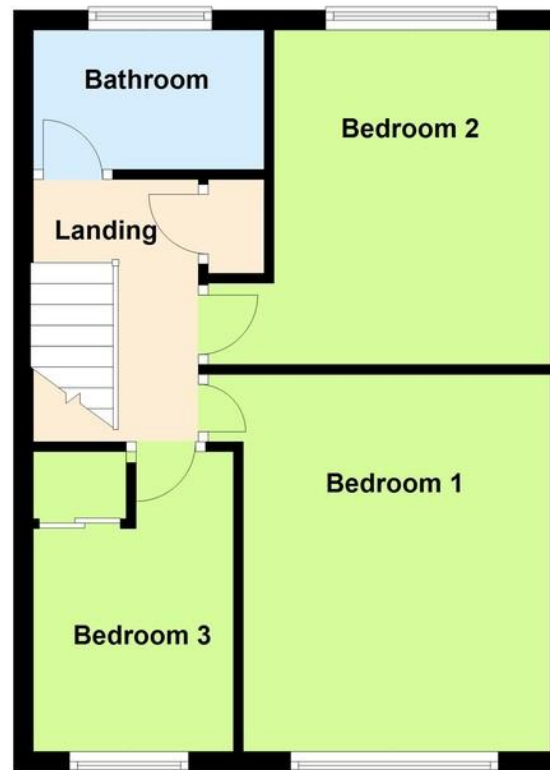
Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



COVERED ENTRANCE

ENTRANCE HALL

THROUGH LOUNGE/DINER

23' 10" x 11' (7.26m x 3.35m)
narrowing to 9 (2.74m)

KITCHEN

8' 2" x 7' 10" (2.49m x 2.39m)

BEDROOM 1

13' 1" x 10' 2" (3.99m x 3.1m)

BEDROOM 2

11' 9" x 9' 1" (3.58m x 2.77m)

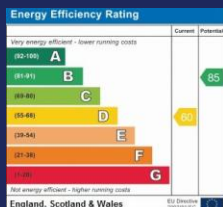
BEDROOM 3

10' x 6' 9" (3.05m x 2.06m)

BATHROOM/WC

GARAGE

Total area: approx. 75.9 sq. metres (816.8 sq. feet)



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