



12 Campbell Drive, Rustington BN16 3QN  
**£335,950 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- Extended EOT House
- 3 Bedrooms
- Ground Floor Extension
- 23'8 Lounge/Dining Room
- Scope for Off Road Parking
- South Facing 'Larger Than Average' Garden
- No Chain Involved
- Council Tax Band 'C'
- EPC Rating 'E'

An extended three bedroom end of terrace house in a popular location close to the village centre and schools, offered for sale with no ongoing chain.

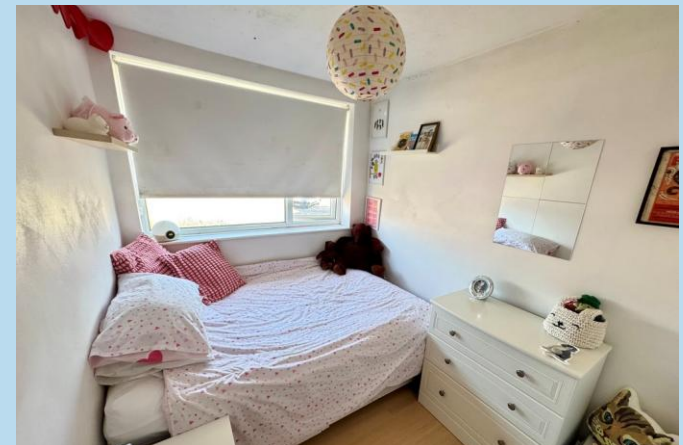
The property occupies a large corner plot with scope to provide a generous amount of off road parking to the front and side.

The accommodation in brief comprises: - entrance hall, lounge/dining room and extended kitchen/breakfast room to the ground floor whilst to the first floor there are three bedrooms, the main bedroom having a corner shower and sink unit, and a bathroom/WC.

Outside there is a large front and side garden along with a sunny aspect south facing rear garden.

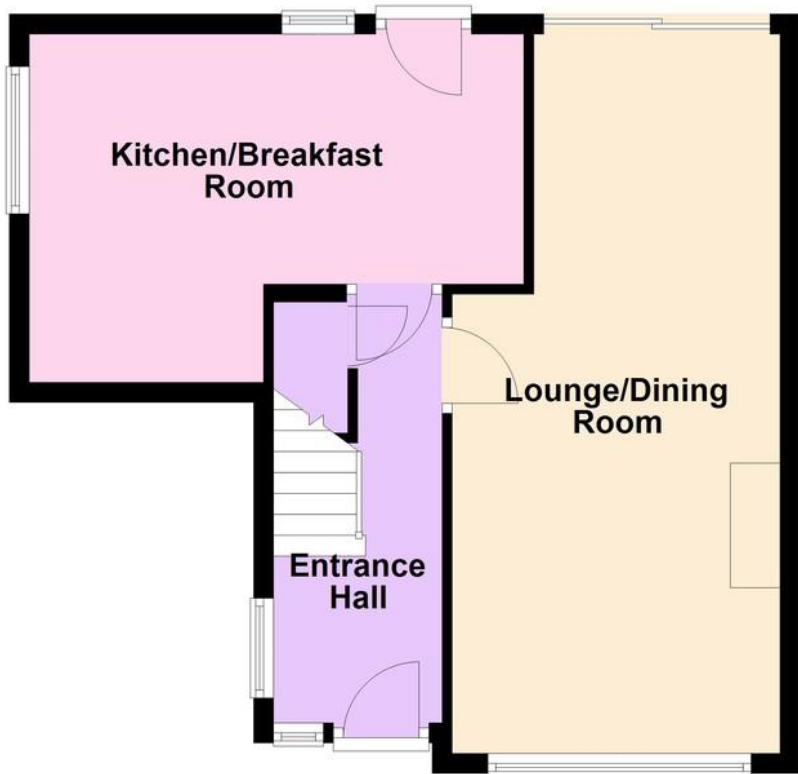
A garage in a nearby compound is available to purchase via separate negotiation at £20,000.

Campbell Drive is conveniently situated in Rustington close to Rustington village centre, running between Old Manor Road and Priory Road.



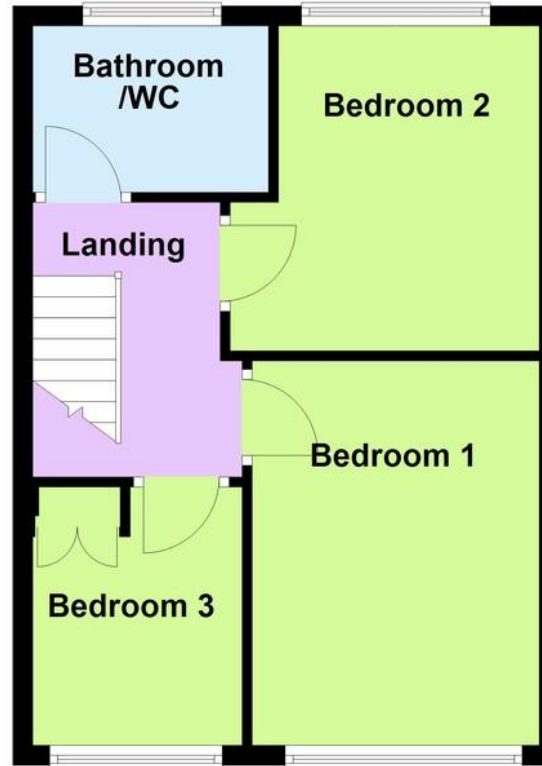
### Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



### ENTRANCE HALL

### LOUNGE/DINING ROOM

23' 8" x 10' 10" (7.21m x 3.3m)

### KITCHEN/BREAKFAST ROOM

16' 4" x 11' 6" (4.98m x 3.51m)  
max, narrowing to 8'3"

### FIRST FLOOR LANDING

### BEDROOM 1

12' 8" x 10' 2" (3.86m x 3.1m)

### BEDROOM 2

10' 11" x 9' (3.33m x 2.74m)

### BEDROOM 3

9' 6" x 6' 10" (2.9m x 2.08m)

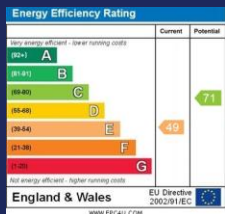
### BATHROOM/WC

### FRONT & SIDE GARDEN

Space to create off road parking (STUPC's).

### SOUTH FACING REAR GARDEN

Total area: approx. 81.6 sq. metres (878.4 sq. feet)



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