



11 Wakehurst Place, Rustington BN16 3NG
£310,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **EOT House in Central Rustington**
- **3 Bedrooms**
- **2 Parking Spaces**
- **Refitted Kitchen with Appliances**
- **Ground Floor Cloakroom**
- **Viewing Strongly Recommended**
- **Attractive West Rear Garden**
- **Council Tax Band - 'C'**
- **EPA Rating 'C'**

Located just moments from the heart of Rustington village centre, this well presented three-bedroom end of terrace house offers the perfect blend of modern comfort and convenient living. With no onward chain, moving is made simple for those looking to settle swiftly into a sought-after area renowned for its welcoming village community atmosphere.

The property showcases a modern refitted kitchen, complete with integrated appliances custom designed to suit the needs of a busy household. Enjoy the warmth of gas central heating throughout and benefit from double glazing, ensuring comfort year-round. The generous living areas are complemented by a west-facing rear garden, providing a delightful outside space for relaxing or entertaining.

Upstairs, three well-proportioned bedrooms await, alongside a modern shower room with WC and an additional ground floor cloakroom, catering effortlessly to everyday family routines. Outside, the property boasts a private drive, a garage situated in a compound and an additional parking space-offering secure and practical off-street parking for multiple vehicles.

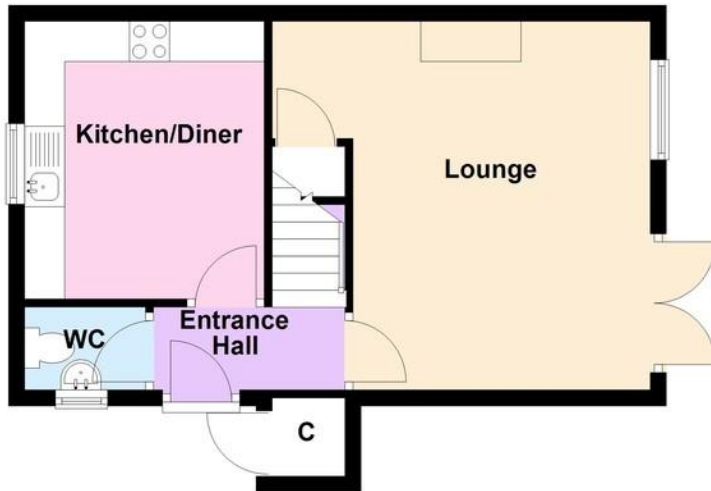
Perfectly situated, this home is very close to Rustington's array of shops, cafes and essential local amenities, ensuring everything you need is right on your doorstep. With excellent transport links and schools nearby, it's a fantastic location for families, professionals, and downsizers alike.

Arrange a viewing today and discover first-hand all that this delightful home and thriving village location have to offer.

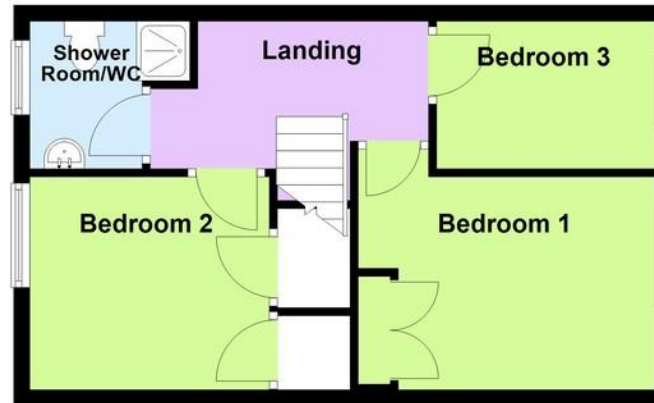
The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 sq. feet)

OUTSIDE FRONT STORE CUPBOARD

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15' x 12' 2" (4.57m x 3.71m)

KITCHEN

11' 4" x 9' 9" (3.45m x 2.97m)

BEDROOM 1

12' 3" x 8' 9" (3.73m x 2.67m)

BEDROOM 2

10' x 8' 8" (3.05m x 2.64m)

BEDROOM 3

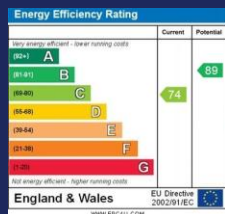
9' x 6' (2.74m x 1.83m)

SHOWER ROOM/WC

PRIVATE DRIVE & GARAGE

ADDITIONAL PARKING SPACE

WEST FACING REAR GARDEN



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