



33 Wakehurst Place

, Rustington, BN16 3NG

Offers in excess of £275,000

Freehold Council Tax Band C

We are delighted to offer for sale this WELL PRESENTED terraced house situated on a peaceful walkway in Wakehurst Place, a short walk from Rustington Village.

The accommodation comprises, outdoor storage cupboard, entrance hall, SPACIOUS kitchen with a range of base and eye level units, living room with FRENCH DOORS onto rear garden and a ground floor W/C.

On the first floor, there are two DOUBLE bedrooms and a modern fitted bathroom with white suite.

Externally, the property is accessed via a walk-way leading to front garden. To the rear, is a low maintenance SOUTH FACING garden with mature planting and direct access to garage located in compound. In addition to the garage there is also an allocated car parking space located opposite the garage entrance in the compound.

Further benefits include gas fired central heating, double glazing and is offered for sale with NO ONWARD CHAIN.

Located in the heart of Rustington and in one of the most sought after parts of the village is this fantastic property. Whether you are looking to downsize and be close to the village, looking for your first home or looking for that next step on the ladder, then this is the one. Equally, if you do not have a car or do not drive anymore, then this place could not be more perfect.

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is a staff member of James and James Estate Agents LTD.





Entrance Hall

Kitchen
10' x 5'9 (3.05m x 1.75m)

Lounge
12'1 x 15'2 (3.68m x 4.62m)

Ground Floor Cloakroom

Bedroom One
15'2 x 9'3 (4.62m x 2.82m)

Bedroom Two
14' x 7'11 (4.27m x 2.41m)

Bathroom
6'9 x 5'5 (2.06m x 1.65m)

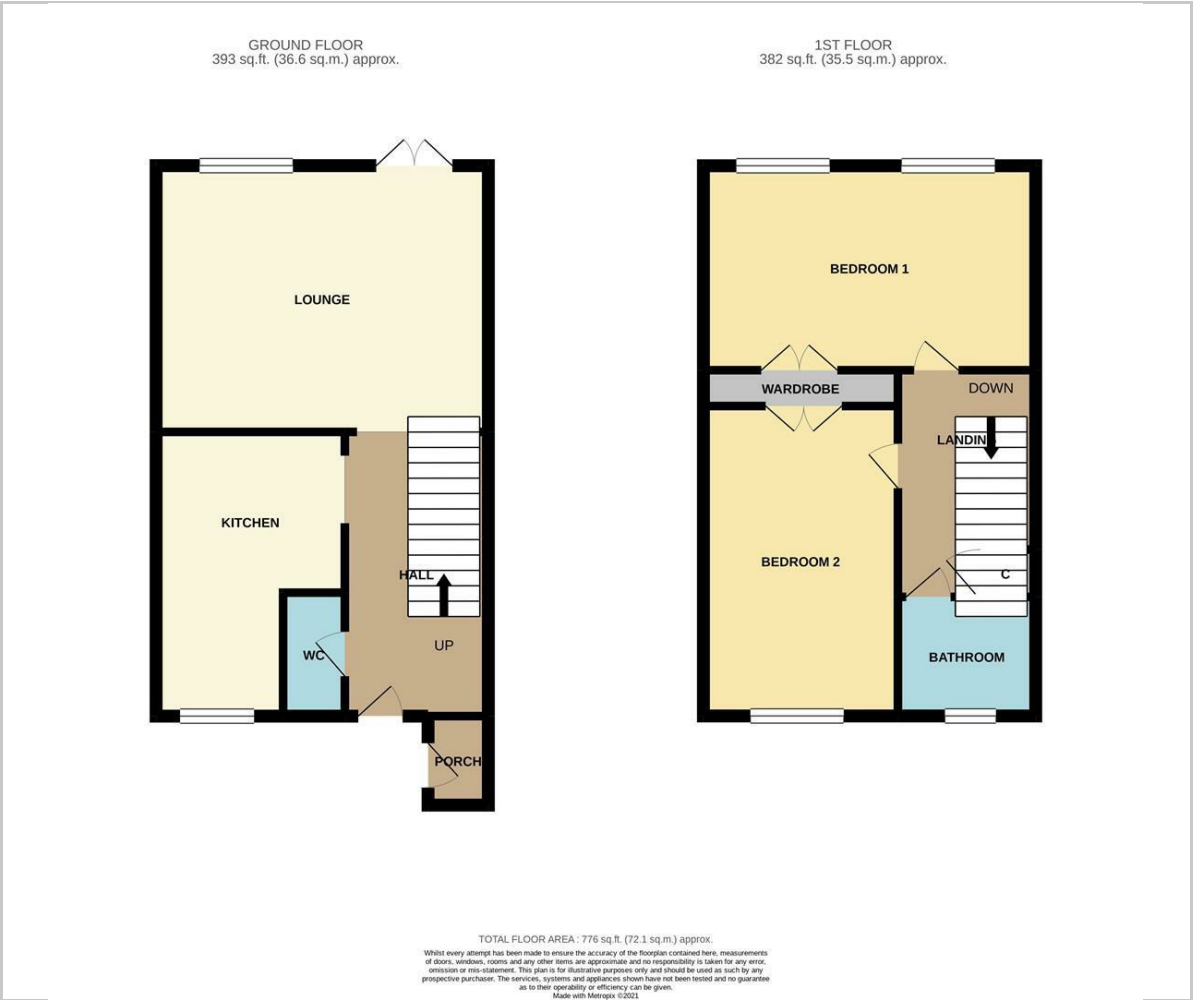
Rear Garden

Single Garage

Allocated Parking Space



Floor Plan



Viewing

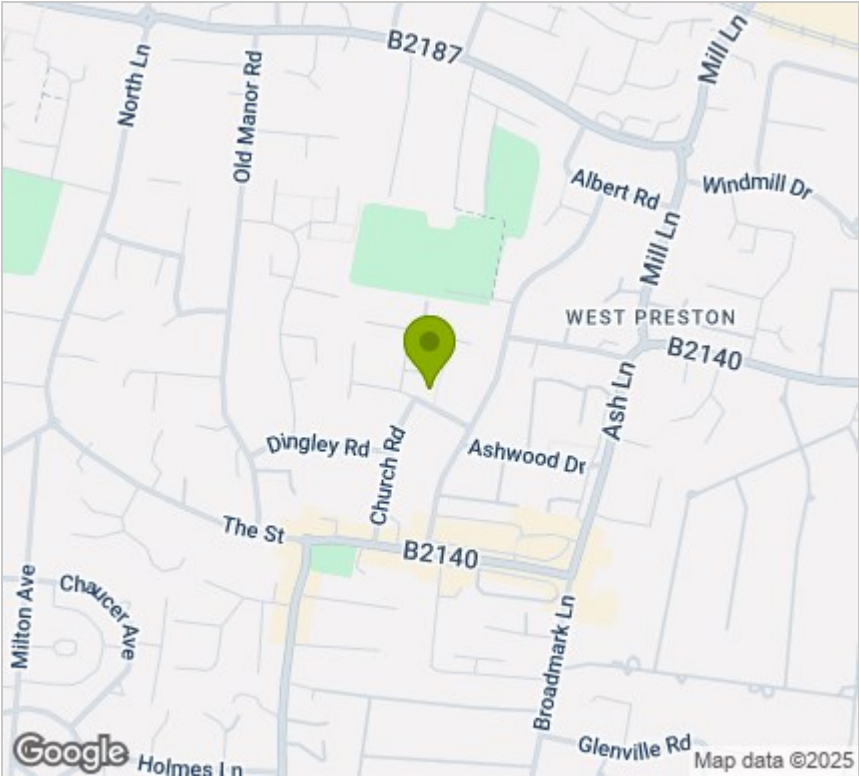
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

