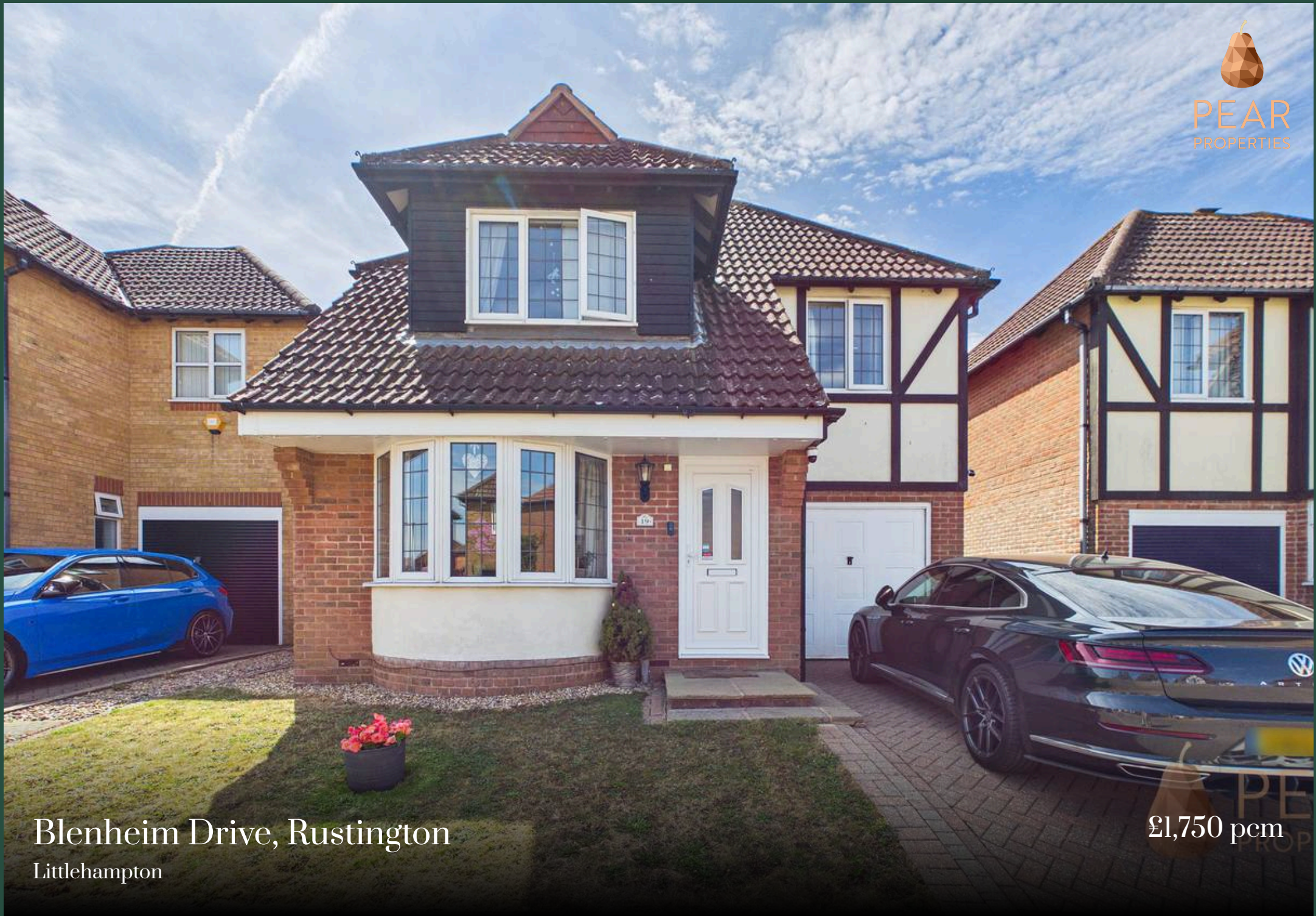




PEAR
PROPERTIES



Blenheim Drive, Rustington
Littlehampton

£1,750 pcm



Blenheim Drive

Rustington, Littlehampton

Spacious 4 bed detached house with fitted kitchen, conservatory, bathroom, en-suite, south-facing garden, garage, driveway, Due to be redecorated and recarpeted throughout. Available 23rd October. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached House
- Due To Be Redecorated & Recarpeted Throughout
- Four Bedrooms With Built- In Storage
- Spacious Bay Front Living Room
- Fitted Bathroom & En-Suite To Main
- Garage & Driveway
- South Facing Rear Garden
- Available From 23rd October
- Please Take A Look At Our Virtual Tour



Living Room

11' 10" x 15' 10" (3.61m x 4.82m)

Spacious bay fronted living room, with feature fireplace.

Kitchen/ Dining Room

14' 10" x 10' 2" (4.52m x 3.10m)

Open plan kitchen / dining room with a range of wall and base units, integrated oven/ hob and space for other appliances

Conservatory

13' 11" x 7' 2" (4.23m x 2.18m)

Conservatory overlooking the rear garden. Door leading to garage.

Bathroom

5' 11" x 6' 5" (1.81m x 1.95m)

Fully tiled bathroom comprising bath with over bath shower, WC and hand wash basin

En-suite

5' 7" x 5' 3" (1.71m x 1.60m)

Fully tiled en-suite, comprising shower cubicle, hand wash basin, WC and radiator

Bedroom One

8' 9" x 13' 9" (2.67m x 4.19m)

Spacious double bedroom with fitted wardrobes and en-suite shower room

Bedroom Two

8' 8" x 10' 0" (2.63m x 3.06m)

Good sized double bedroom with built in wardrobe

Bedroom Three

11' 9" x 8' 9" (3.57m x 2.66m)

Third bedroom with built in storage

Bedroom Four

7' 5" x 6' 8" (2.27m x 2.04m)

Fourth bedroom overlooking rear garden

WC

2' 10" x 5' 8" (0.87m x 1.73m)

Downstairs WC with hand wash basin



GARDEN

South facing rear garden, with paved patio area, and well maintained lawn.

DRIVEWAY

1 Parking Space

Driveway to the front of the property

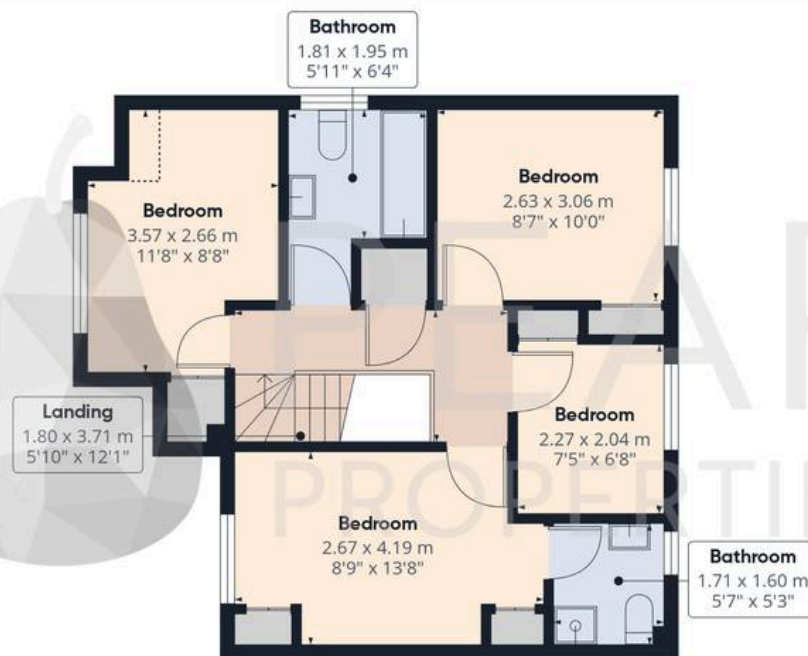
GARAGE

Single Garage





Ground Floor



Floor 1



Approximate total area⁽¹⁾

91.5 m²

985 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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