



6 Eastergate Green, Rustington BN16 3EN
£300,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Bright & Spacious House**
- **2 Double Bedrooms**
- **Central Rustington - Close to Shops**
- **Refitted Kitchen & Bathroom**
- **Delightful Setting & Outlook**
- **No Onward Chain**
- **Garden & Garage**
- **Council Tax Band 'C'**
- **EPC Rating TBA**

Nestled in the tranquil Church Farm Garden development at the very heart of Rustington village, this charming two double bedroom house presents an exceptional opportunity to enjoy vibrant village life with the convenience of a central location. Boasting a very pleasant outlook onto beautifully maintained communal front gardens, the property combines a peaceful residential setting with immediate access to Rustington's renowned shopping parades and a wide array of local amenities.

Step inside to discover a spacious through lounge and dining room, perfect for relaxing or entertaining guests. The large windows allow natural light to pour in, complemented by the comfort of gas central heating and double glazing throughout. Both bedrooms feature built-in wardrobes, ensuring ample storage and a streamlined, stylish feel. The accommodation includes a well-appointed bathroom and a practical ground floor cloakroom for added convenience.

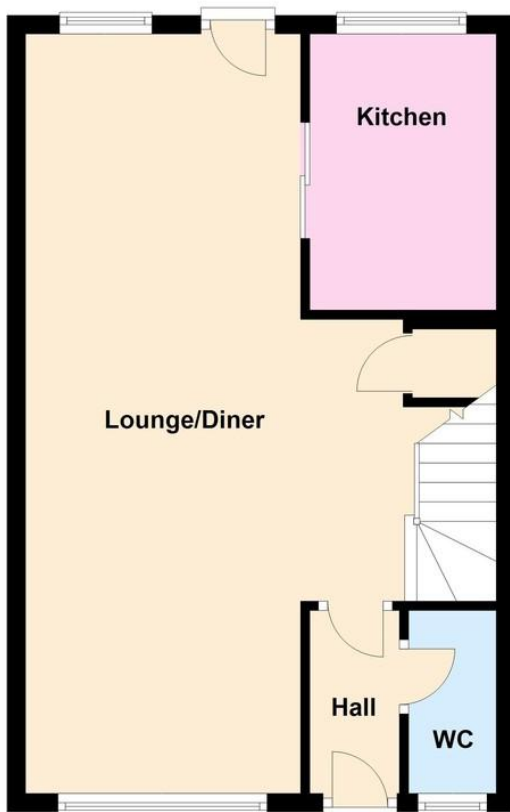
Outside, enjoy the benefit of a courtyard style private garden with rear access – ideal for summer gatherings or quiet mornings – and a garage providing secure parking and extra storage. With the picturesque South Coast within easy reach and the amenities of Rustington village just moments away, this home promises a quiet and relaxing atmosphere to live in.

To truly appreciate all this delightful property has to offer, arrange your viewing today.



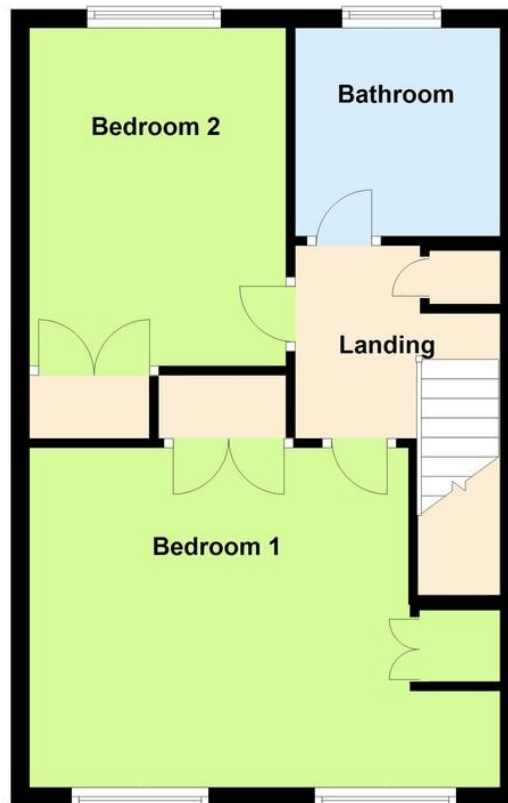
Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

SPACIOUS LOUNGE/DINING ROOM

26' 10" x 12' 6 max" (8.18m x 3.81m)

REFITTED KITCHEN

9' 9" x 6' 7" (2.97m x 2.01m)

BEDROOM 1

15' 6" x 12' 0 max" (4.72m x 3.66m)

BEDROOM 2

12' x 9' 1" (3.66m x 2.77m)

REFITTED BATHROOM/WC

PRIVATE REAR GARDEN

GARAGE



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