



Guide Price
£425,000

Freehold

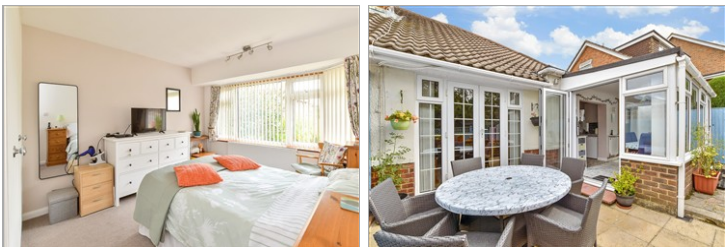
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**Rustington Road,
Hollingbury, BN1**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Situated on a quiet, no-through road
- Handy car port with off road parking for 2 cars
- Separate utility room
- Beautiful, modern kitchen & dining area with bifold doors to garden
- Fantastic location on direct bus routes & easy commuter links with A27 & A23 in reach

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'4 x 10'9 (4.68m x 3.28m)

Kitchen: 9'9 x 9'9 (2.97m x 2.97m)

Dining Area: 13'5 x 7'9 (4.09m x 2.36m)

Utility Room: 8'0 x 3'2 (2.44m x 0.97m)

Bedroom 1: 14'9 x 10'8 (4.50m x 3.25m)

Bedroom 3: 9'9 x 8'11 (2.97m x 2.72m)

Shower Room

FIRST FLOOR

Landing

Bedroom 2: 13'7 x 12'1 (4.14m x 3.69m)

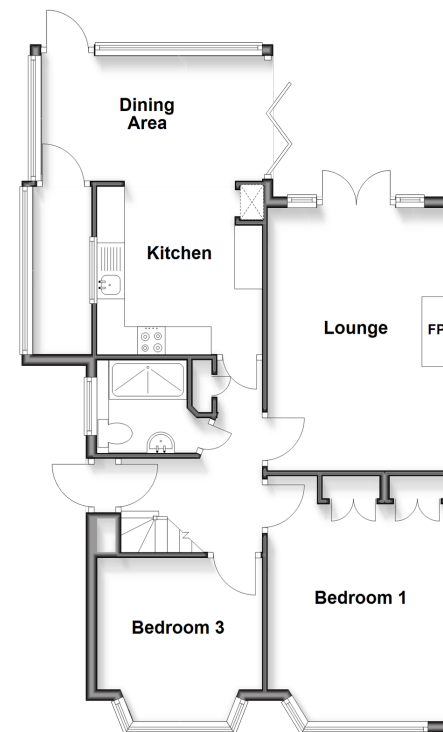
Eaves

OUTSIDE

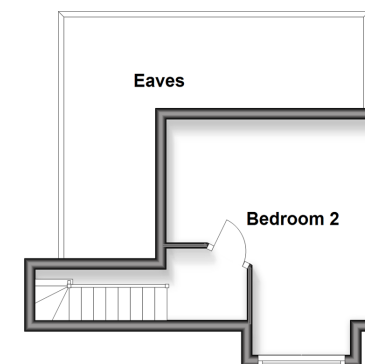
Carport

Front & Rear Garden

Ground Floor
Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor
Approx. 16.7 sq. metres (179.6 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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