



9 Dinsdale Field, New Road, Rustington BN16 3RQ
£139,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Park Home
- 2 Bedrooms
- Close to Shops
- Rental Value £700pcm
- Gas Central Heating
- No Onward Chain
- Rare Freehold Plot
- Garden & Parking
- Low Outgoings

A detached park home on a Freehold plot which measures 52' x 30'. The park home is a 'Cosalt' home which was new in 2009 and includes a 'Winter Pack'.

There is excellent investment potential as the rental value is approximately £700pcm. In brief the accommodation comprises: - steps up to the front door and entrance hall, triple aspect open plan lounge/kitchen area with built in cooker and hob; two bedrooms, shower room and separate WC. There is gas central heating from bottled gas, mains electric and water with a septic tank for drainage, shared with plot 10.

The outside area is predominately stoned and provides off road parking along with a neat paved patio area and a timber outbuilding measuring 11'6 x 7'8, which has power, light and plumbing for a washing machine, shower and WC.

Dinsdale Field is conveniently situated off New Road, close to Sainsbury's and is accessed from the mini roundabout between Sainsbury's and Pets at Home.





ENTRANCE HALL

LOUNGE/KITCHEN AREA

14' 9" x 9' 10" (4.5m x 3m)

BEDROOM 1

9' 9" x 8' 8" (2.97m x 2.64m)

BEDROOM 2

7' 10" x 5' 7" (2.39m x 1.7m)

SHOWER ROOM

SEPARATE WC

TIMBER OUTBUILDING

11' 6" x 7' 8" (3.51m x 2.34m)

OUTSIDE SPACE & PARKING

OVERALL PLOT



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