



35 Windsor Drive, Rustington BN16 3SW
£485,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Chalet
- 3 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Ground Floor Master Bedroom Suite
- Southerly Rear Garden
- Drive and Garage
- Fully Insulated Garden Cabin
- EPC Rating: - 'E'

A rarely available Folkestone style detached chalet built by well regarded local builders Hargreaves and situated in popular Parklands area.

The property is offered for sale in good condition and its numerous features include versatile accommodation with 3 double bedrooms, one of which is on the ground floor with an en suite bathroom/WC, 2 reception rooms, large conservatory, block paved front garden and driveway providing off street parking for numerous vehicles and a garage with electrically operated up and over door. The rear garden enjoys a southerly aspect and there is a very useful garden cabin which is fully insulated and separated into two sections, one as a potential office/study and the other as a storage shed.

The accommodation in brief comprises:- Entrance hall, inner hallway, kitchen, lounge, dining room, conservatory, ground floor bedroom with en suite bathroom/WC, ground floor cloakroom, 2 first floor bedrooms, bathroom/WC, integral garage and southerly facing rear garden.

The property is situated in the popular Parklands area and Windsor Drive can be found off Worthing Road which runs between Rustington and Littlehampton.





Total area: approx. 154.5 sq. metres (1663.5 sq. feet)



ENTRANCE HALL

INNER HALLWAY

GROUND FLOOR CLOAKROOM

LOUNGE

16' 9" x 13' 2" (5.11m x 4.01m)

DINING ROOM

9' 10" x 9' 3" (3m x 2.82m)

CONSERVATORY

16' 5" x 8' 10" (5m x 2.69m)

KITCHEN

12' 10" x 9' 4" (3.91m x 2.84m)
max

GROUND FLOOR BEDROOM 1

14' 8" x 10' 10" (4.47m x 3.3m)
max

EN SUITE BATHROOM

BEDROOM 2

11' 10" x 10' 8" (3.61m x 3.25m)

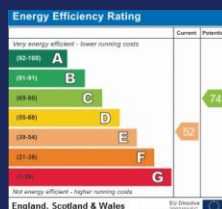
BEDROOM 3

14' 3" x 10' (4.34m x 3.05m)
max

BATHROOM

GARAGE

20' 4" x 8' 10" (6.2m x 2.69m)



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

