



59 Fircroft Crescent, Rustington BN16 3HS

Offers in Excess of £475,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

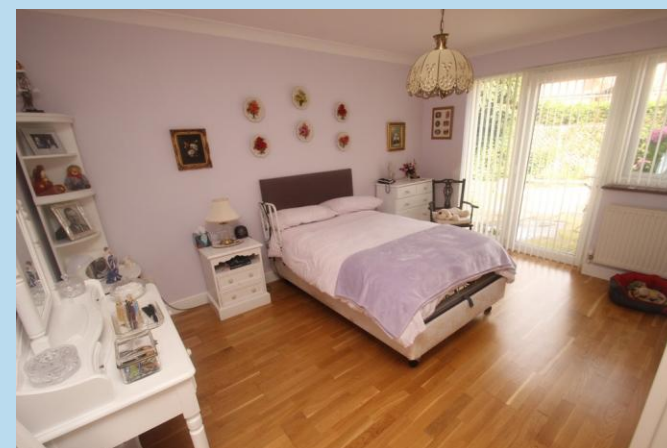
- **Spacious Detached Bungalow**
- **2 Bedrooms**
- **Private Drive & Garage**
- **Refitted Kitchen/Dining Room**
- **Gas Central Heating & Double Glazing**
- **Large Gardens**
- **Conservatory**
- **No Onward Chain**
- **EPC Rating : - 'D'**

A particularly spacious detached bungalow which has been considerably improved and modernised and internal viewing is recommended to appreciate this lovely bungalow.

In brief the accommodation comprises: - front porch, entrance hall, lounge, spacious modern refitted kitchen/dining room, conservatory, master bedroom and second bedroom, refitted modern white bath/shower room/WC and side loggia.

Features include gas central heating, double glazing, electric roll-up garage door and private drive that provides off road parking for several vehicles.

Fircroft Crescent is a popular residential area of Rustington, slightly to the north-east of the village centre and runs off Windmill Drive, which in turn leads into Mill Lane.





FRONT PORCH

ENTRANCE HALL

LOUNGE

18' 1" x 11' 5" (5.51m x 3.48m)

KITCHEN/DINING ROOM

18' 8" x 13' 5 max" (5.69m x 4.09m)

CONSERVATORY

12' x 8' 10" (3.66m x 2.69m)

BEDROOM 1

13' 7" x 11' 5" (4.14m x 3.48m)

BEDROOM 2

8' 8" x 8' 5" (2.64m x 2.57m)

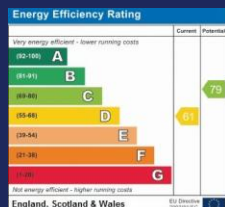
BATH/SHOWER ROOM/WC

PRIVATE DRIVE

GARAGE

17' 4" x 7' 10" (5.28m x 2.39m)

GOOD SIZE GARDENS



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

