



36 Guildford Road, Rustington BN16 3JJ
O.I.E.O. £290,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom House
- Ground Floor Cloakroom
- Modern Refitted Kitchen
- Study/Office
- Spacious Lounge/Dining Room
- Electric Heating
- Double Glazing
- No Onward Chain
- EPC Rating: - 'E'

A very spacious three bedroom house offered for sale with no onward chain.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, large lounge/dining room, refitted kitchen, rear lobby, ground floor office/study, three good size bedrooms and a white refitted bathroom/WC. Outside there are gardens to the front and rear.

Features include electric heating, double glazing and the house is available immediately with no onward chain.

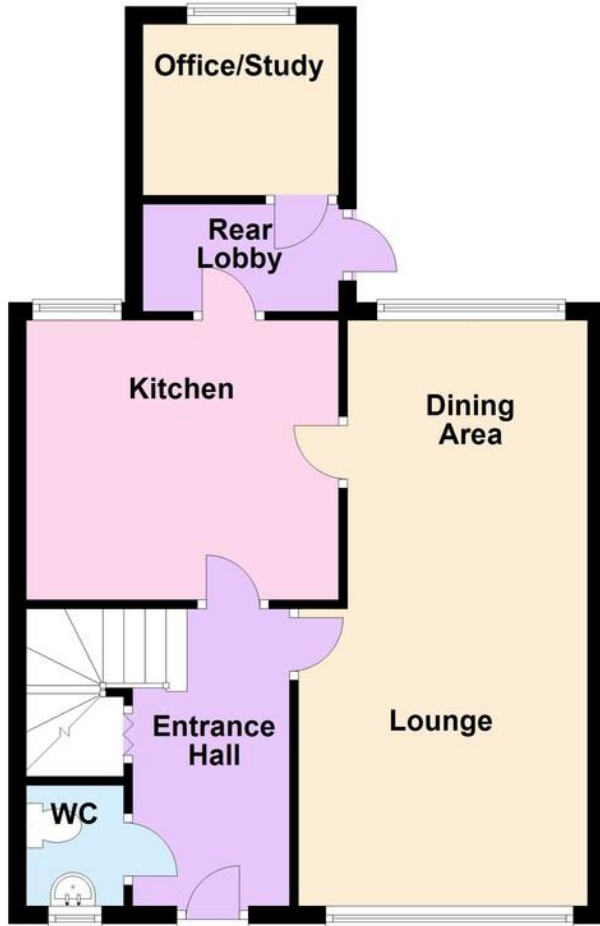
The property is situated in a residential area of Rustington to the northeast of the village centre and shops. Guildford Road runs between Georgian Gardens and Ascot Way.

The house is in close proximity of Georgian Gardens Primary School and a local shop.



Ground Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE/DINING ROOM

21' 6" x 10' 7" (6.55m x 3.23m)

KITCHEN

12' x 10' (3.66m x 3.05m)

REAR LOBBY

STUDY/OFFICE

6' 10" x 6' 3" (2.08m x 1.91m)

BEDROOM 1

14' 3" x 8' 4" (4.34m x 2.54m)

BEDROOM 2

10' 1" x 9' 8" (3.07m x 2.95m)

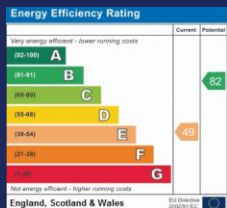
BEDROOM 3

10' x 7' (3.05m x 2.13m)

BATHROOM/WC

FRONT GARDEN

REAR GARDEN



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

