



5 Kirdford Close, Rustington BN16 2LW
£325,000 Freehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Modern Kitchen & Shower Room
- No Onward Chain
- Popular Location in Rustington
- Garage
- West Facing Rear Garden
- EPC Rating: - 'D'

A semi detached house in a popular area of Rustington to the South-West of the village centre and shops.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, lounge, dining area, modern kitchen, three bedrooms and a modern shower room/MC. Outside there is a west facing rear garden and a garage in a nearby block.

Features include gas fired central heating, double glazing and the property is offered for sale with no onward chain.

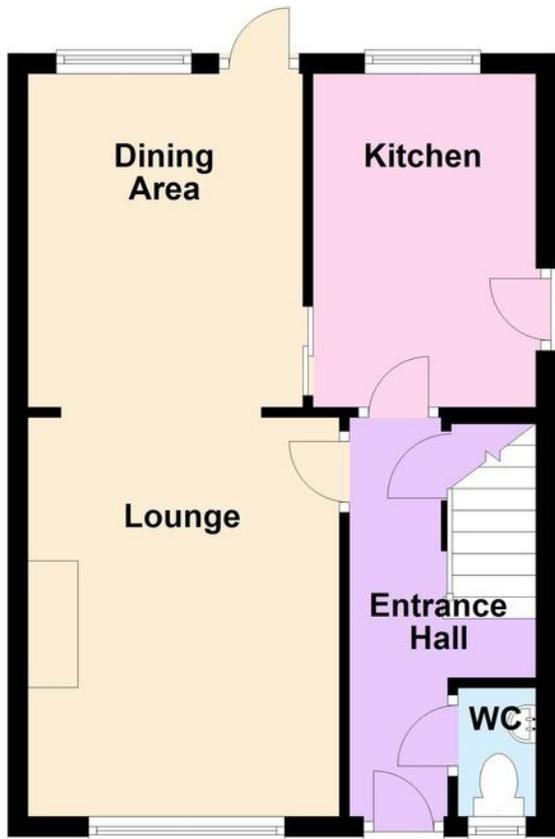
Kirdford Close is accessed from Chanctonbury Road which runs between Holmes Lane and Rackham Road.

Council Tax Band 'C'



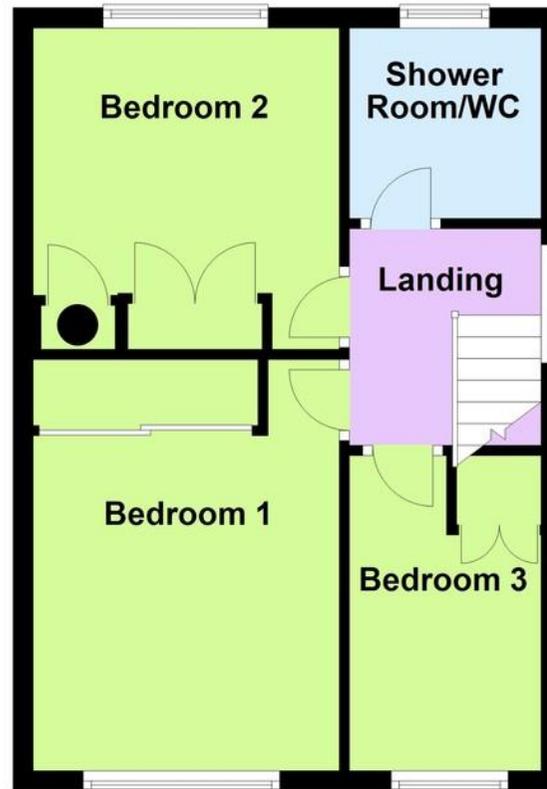
Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

13' x 10' 2" (3.96m x 3.1m)

DINING AREA

10' 9" x 8' 11" (3.28m x 2.72m)

KITCHEN

10' 4" x 7' 3" (3.15m x 2.21m)

BEDROOM 1

11' x 10 min' (3.35m x 3.05m)

BEDROOM 2

10' 1" x 9 min' (3.07m x 2.74m)

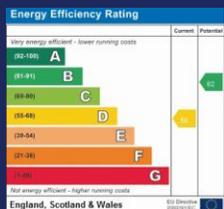
BEDROOM 3

10' 3" x 6' 4 max" (3.12m x 1.93m)

SHOWER ROOM/WC

FRONT & REAR GARDENS

GARAGE



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