



1 The Darlingsons, Rustington BN16 3SY
£375,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached 3 Bedroom House
- En Suite Shower Room/WC
- Family Bathroom
- Ground Floor Cloakroom
- Excellent Decorative Order
- Viewing Recommended
- No Onward Chain
- Garage Adjoins Rear Garden
- EPC Rating: - 'C'

A spacious three storey, three bedroom semi detached house offered for sale with NO ONWARD CHAIN.

In brief the accommodation comprises:- entrance hall, ground floor cloakroom, modern kitchen/breakfast room, large lounge, three bedrooms, en suite shower room/WC and family bathroom. Outside there is a neat well maintained rear garden with side patio and gate to the front and a garage with access into it from the rear garden with power, light and roof storage space.

Features include: - gas central heating, double glazing, fitted and built in wardrobes, window blinds and the property is in excellent decorative order.

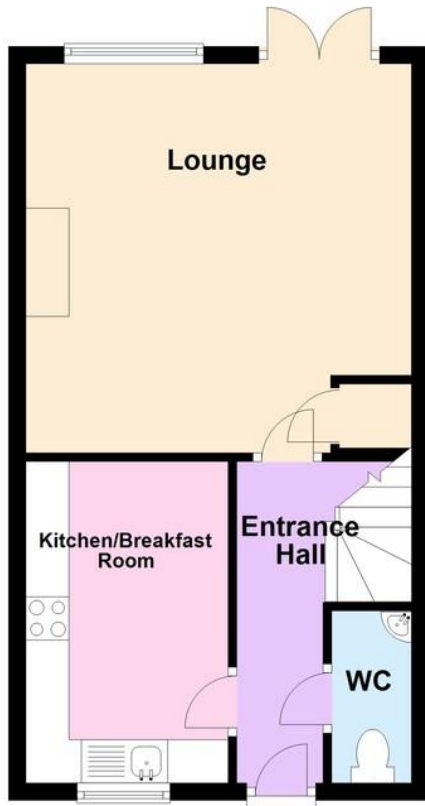
The Darlington is conveniently situated on the boundaries of Rustington, East Preston and Angmering and is accessed from Station Road. Angmering mainline railway station is close by as are local shops at Station Parade and a Sainsbury's.

Council Tax Band 'D'



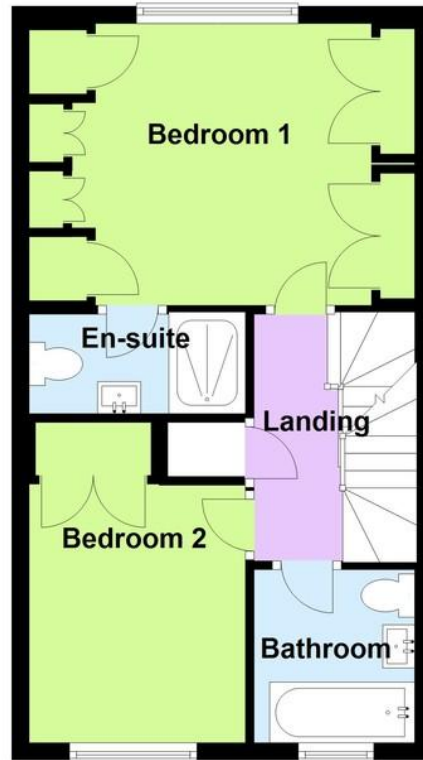
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Second Floor

Approx. 21.7 sq. metres (234.1 sq. feet)



Total area: approx. 96.0 sq. metres (1033.0 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN/BREAKFAST ROOM

12' 2" x 7' 8" (3.71m x 2.34m)

LOUNGE

14' 9" x 14' 8" (4.5m x 4.47m)

BEDROOM 1

12' 7" x 10' 9" (3.84m x 3.28m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

10' 1" x 8' 2" (3.07m x 2.49m)

FAMILY BATHROOM

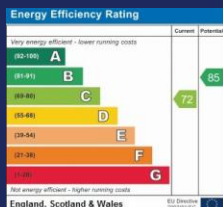
BEDROOM 3

16' 8 max " x 11' 2" (5.08m x 3.4m)

REAR GARDEN

GARAGE

18' 5" x 8' 9" (5.61m x 2.67m)



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

