



9 Brendon Way, Rustington BN16 3PN

**Offers in Excess of £330,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- Spacious Extended Lounge
- Ground Floor Cloakroom
- No Onward Chain
- Gas Central Heating
- Double Glazing
- Popular Location
- Lovely Rear Garden
- EPC Rating: - 'E'

An extended three bedroom end of terrace house for sale with no onward chain in a popular area of Rustington.

In brief the accommodation comprises: - front porch, entrance hall with built in cupboards, ground floor cloakroom, spacious extended lounge, three bedrooms, landing with airing cupboard and storage cupboard; and a bathroom/WC. Outside there is a pleasant rear garden with a patio that extends to lawn with side borders and a gate to the rear.

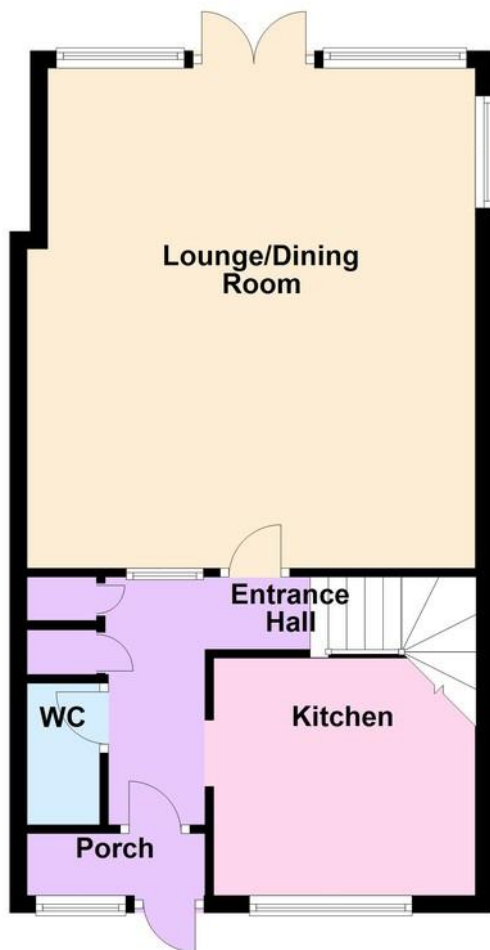
The house is pleasantly situated in a popular residential area of Rustington. Brendon Way runs between Old Manor Road and Barnsite Gardens. The buses pass close by and Rustington County Primary School is also nearby.

Council Tax Band 'B'



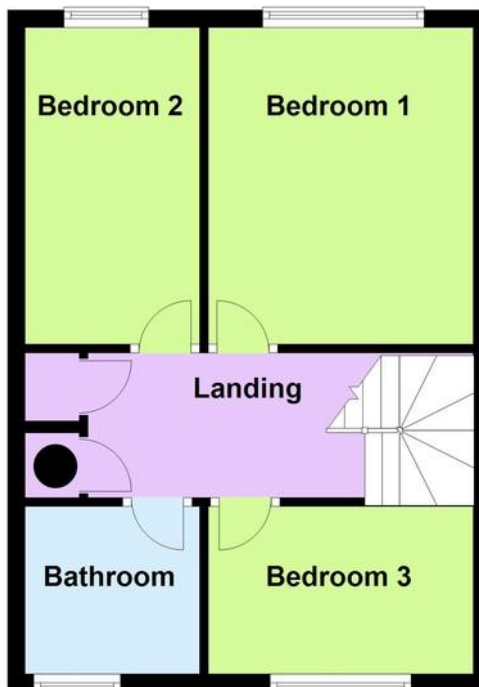
## Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

## FRONT PORCH

## ENTRANCE HALL

## KITCHEN

10' x 8' 11" (3.05m x 2.72m)

## GROUND FLOOR CLOAKROOM

## EXTENDED LOUNGE

18' 10" x 17' max' (5.74m x 5.18m)

## STAIRS TO FIRST FLOOR LANDING

## BEDROOM 1

10' 10" x 10' 1" (3.3m x 3.07m)

## BEDROOM 2

10' 10" x 6' 5" (3.3m x 1.96m)

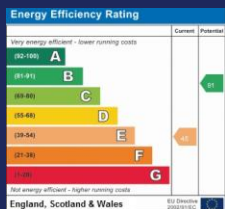
## BEDROOM 3

10' x 6' 3" (3.05m x 1.91m)

## BATHROOM/WC

## OPEN PLAN FRONT GARDEN

## ENCLOSED REAR GARDEN



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