



58 Fircroft Crescent, Rustington BN16 3HT

Offers in the Region of £500,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 3 Bedrooms
- Spacious Lounge/Dining Room
- Shower Room/WC
- Additional Separate WC
- Viewing Recommended
- Private Drive
- Lovely West Rear Garden
- EPC Rating: - TBA

An extended detached bungalow in a very popular location in Rustington. In brief the accommodation comprises: - front porch, entrance hall, spacious extended lounge/dining room, kitchen, three bedrooms, shower room/WC and additional separate WC. Outside there is a large private drive to the front providing off road parking for several vehicles and the west facing rear garden is a particular feature, being a good size with patio, lawns and lovely shrubs.

Features include: - gas fired central heating, double glazing, versatile good size accommodation and a lovely west facing rear garden.

Fircroft Crescent is in a popular residential areas of Rustington to the north-east of the village centre and is accessed from Windmill Drive which in turn runs between Mill Lane and Park Drive.

Council Tax Band 'D'



Approx. 95.9 sq. metres (1032.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

FRONT PORCH

ENTRANCE HALL

LOUNGE/DINING ROOM

27' x 11' 9 max" (8.23m x 3.58m)

KITCHEN

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

BEDROOM 1

11' 5" x 10' 10" (3.48m x 3.3m)

BEDROOM 2

10' 10" x 9' (3.3m x 2.74m)

BEDROOM 3

9' 1" x 7' 11" (2.77m x 2.41m)

SHOWER ROOM/WC

ADDITIONAL SEPARATE WC

PRIVATE DRIVE

LARGE WEST FACING REAR GARDEN

FORMER GARAGE

17' 2" x 8' 4" (5.23m x 2.54m)

**EPC TO
FOLLOW**



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