



5 Cleeves Way, Rustington BN16 3TR  
**£485,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

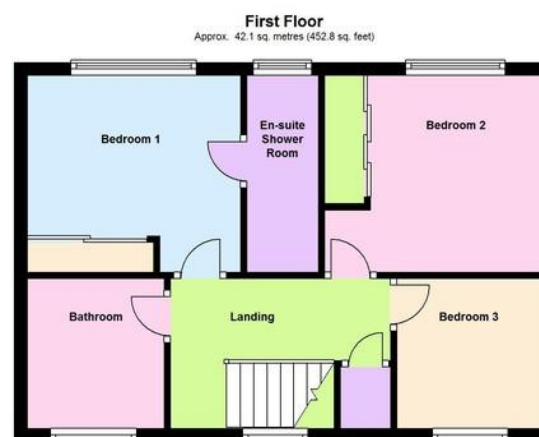
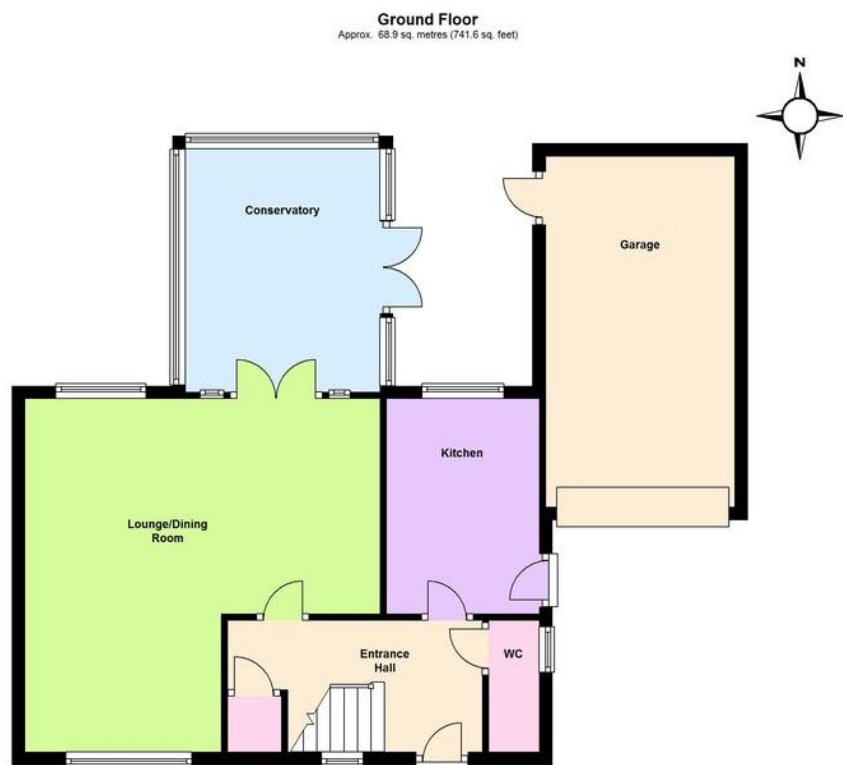
- **Built By Berkeley Homes**
- **3 Bedroom Semi Detached House**
- **En Suite to Master Bedroom**
- **Viewing Strongly Recommended**
- **Conservatory**
- **Delightful Established Rear Garden**
- **Private Drive to Garage**
- **Council Tax Band 'E'**
- **EPC Rating 'D'**

An attractive modern three bedroom semi detached house which was built by Messrs. Berkeley Homes in 1998. The house forms part of an appealing development of properties in a private cul-de-sac location.

In brief the accommodation comprises: - entrance hall, cloakroom, lounge, conservatory, master bedroom with en suite shower room/WC, two further bedrooms and a family bathroom. Outside there is a private drive to a garage with power and light. The rear garden is a particular feature with a paved patio area that extends to a neat lawn with a summer house.

Cleeves Way is a pleasant private cul-de-sac located just off Station Road, Rustington via Georgian Gardens. There is a charge of approximately £115 per half year for grass cutting and gardening.





Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

## ENTRANCE HALL

## GROUND FLOOR CLOAKROOM

## LOUNGE/DINING ROOM

17' 8" x 17' 7" (5.38m x 5.36m)  
max

## KITCHEN

10' 9" x 7' 8" (3.28m x 2.34m)

## CONSERVATORY

12' 1" x 9' 8" (3.68m x 2.95m)

## BEDROOM 1

10' 8" x 8' (3.25m x 2.44m)

## EN SUITE SHOWER ROOM/WC

## BEDROOM 2

9' 9" x 8' 6" (2.97m x 2.59m)

## BEDROOM 3

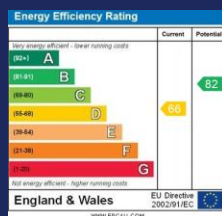
7' 5" x 7' 5" (2.26m x 2.26m)

## BATHROOM/WC

## PRIVATE DRIVE

## GARAGE

17' 5" x 9' 5" (5.31m x 2.87m)



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