



25 Wakehurst Place, Rustington BN16 3NG  
**£330,000 Freehold**

HAWKE & METCALFE   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended 4 Bedroom House**
- **Central Rustington**
- **2 Reception Rooms**
- **Ground Floor Cloakroom**
- **No Onward Chain**
- **Viewing Recommended**
- **Garage**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**

An extended four bedroom house conveniently situated in the centre of Rustington and offered for sale with no onward chain.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, modern refitted kitchen, lounge, extended dining room, four bedrooms and a refitted bathroom/WC. Outside to the front there is an open plan small front garden and a useful store cupboard. The rear garden is well enclosed and laid to lawn with patio area and a personal door into the garage which is directly behind and adjacent to the house.

Features include gas central heating, replacement double glazing and extended accommodation to the rear and up into the roof space.

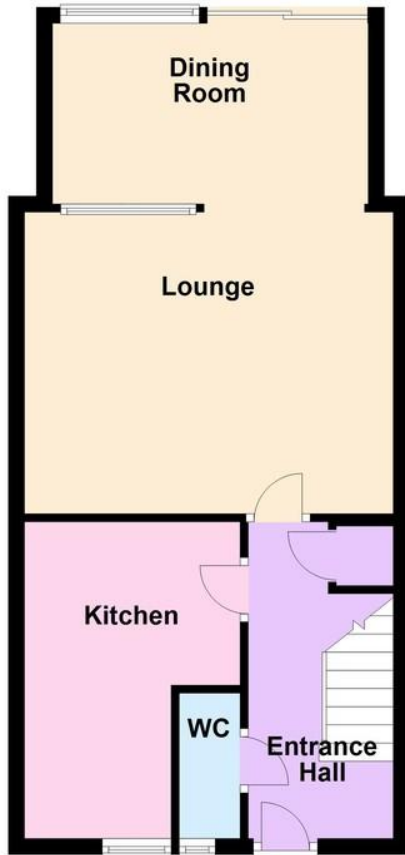
The house is pleasantly situated in the heart of Rustington village centre, Wakehurst Place can be accessed from either Woodlands Avenue or Church Road.

Internal viewing is recommended to fully appreciate this property.



### Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



### Second Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 106.7 sq. metres (1148.6 sq. feet)

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**REFITTED KITCHEN**

**LOUNGE**

15' 1" x 12' 3" (4.6m x 3.73m)

**DINING ROOM**

13' x 7' 4" (3.96m x 2.24m)

**BEDROOM 1**

19' x 11' (5.79m x 3.35m)  
max

**BEDROOM 2**

12' 6" x 9' (3.81m x 2.74m)

**BEDROOM 3**

11' x 7' 10" (3.35m x 2.39m)

**BEDROOM 4**

9' 4" x 6' (2.84m x 1.83m)

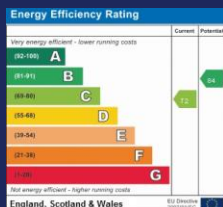
**BATHROOM/WC**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

16' 4" x 8' 2" (4.98m x 2.49m)



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