



5 The Limes, Rustington BN16 3AQ
£315,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Close to Village Centre & Shops
- Modern 2 Bedroom House
- 2 Private Parking Spaces
- South Facing Manageable Garden
- Conservatory & Cloakroom
- Internal Viewing Recommended
- Gas Central Heating & Double Glazing
- Council Tax Band 'C'
- EPC Rating 'C'

A modern two bedroom house situated in a small quiet private close within the centre of Rustington, close to the comprehensive shopping parades.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, modern kitchen, lounge, conservatory, two bedrooms and a bathroom/WC. Outside to the front there are two private allocated parking spaces and a lovely manageable south facing enclosed rear garden with gate to a private side path to the estate garden area.

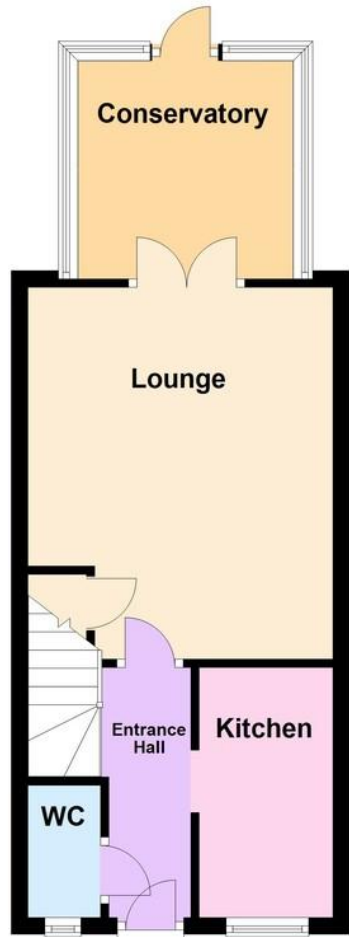
The property is offered for sale in excellent decorative order and internal viewing is strongly recommended.

There is a modest charge of approximately £274 per annum for the upkeep of the private road and development and the residents can also enjoy a delightful additional garden area which is well maintained.

The Limes is located just off Mill Lane which in turn leads into Ash Lane and then in to the village centre and shops.



Ground Floor
Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.6 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 sq. feet)

ENTRANCE HALL

CLOAKROOM

KITCHEN

9' 10" x 5' 3" (3m x 1.6m)

LOUNGE

14' 8" x 12' (4.47m x 3.66m)

CONSERVATORY

8' 7" x 8' 6" (2.62m x 2.59m)

BEDROOM 1

12' x 8' 4" (3.66m x 2.54m)

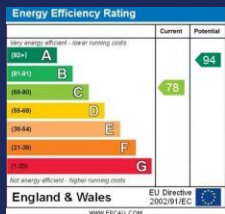
BEDROOM 2

12' x 8' 7" (3.66m x 2.62m)

BATHROOM/WC

SOUTH REAR GARDEN

2 PRIVATE PARKING SPACES



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