



3 Wallace Road, Rustington BN16 3JZ
£270,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- End of Terrace House
- 2 Bedrooms
- Large 75' x 20' Rear Garden
- Gas Central Heating
- Spacious Lounge/Dining Room
- Modern Kitchen & Shower Room
- No Onward Chain
- Council Tax Band 'B'
- EPC Rating 'D'

A two bedroom end of terrace house offered for sale with no onward chain.

In brief the accommodation comprises: - entrance hall, large 'L' shaped lounge/dining room, modern refitted kitchen, two bedrooms and a modern refitted shower room/WC. Outside the rear garden is a particular feature being approximately 75' x 20' and well established.

Wallace Road is located to the north of Rustington village centre and main shopping parades and is accessed from the Worthing Road where there are local shops.



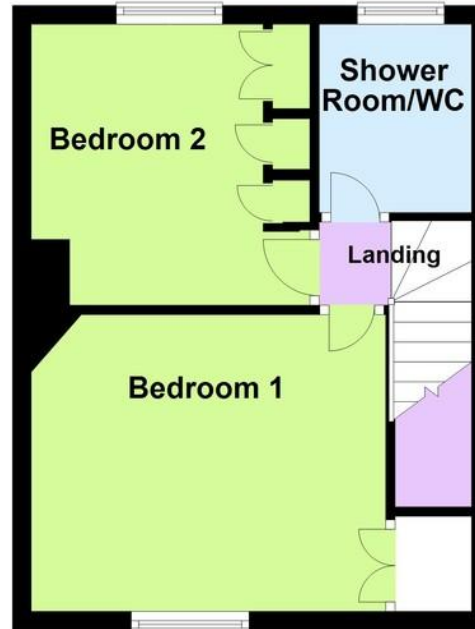
Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



ENTRANCE HALL

LARGE LOUNGE/DINING ROOM

20' 6" x 15' 6" (6.25m x 4.72m)
max

KITCHEN

9' 6" x 7' 8" (2.9m x 2.34m)

BEDROOM 1

12' 9" x 10' 6" (3.89m x 3.2m)

BEDROOM 2

9' 9" x 9' 9" (2.97m x 2.97m)

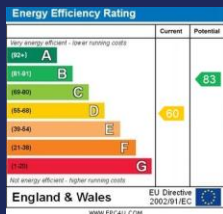
SHOWER ROOM/WC

SMALL FRONT GARDEN

LARGE REAR GARDEN

75' x 20' (22.86m x 6.1m)

Total area: approx. 66.1 sq. metres (712.0 sq. feet)



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