



42 CONBAR AVENUE
RUSTINGTON
BN16 3LY



WEDGE ESTATES
Aquisitions / Investments / Sales / Lettings

PHONE: 01273 525555
EMAIL: enquires@wedge-estates.co.uk

Local agents giving a real local
service.

www.wedge-estates.co.uk

WEDGE ESTATES are proud to present a delightful 2 DOUBLE BEDROOM end of terrace house.

Boasting a modern family bathroom, large rear garden and good sized garage. This property is situated in a quiet cul de sac close to Rustington Village and local shops, which makes it appeal to people of all ages.

Whether you are looking for your first home or looking to downsize to something manageable this property is a must see.

FRONT GARDEN

Before you enter the front door you will notice the lovely well maintained shrubs and plants, alongside a completely private off road parking space in front of the garage.

LIVING ROOM

Bright and airy describe the good sized living room of this property. Offering a lovely outlook to the well kept front garden and direct access to the dining room. A lovely setting to relax in the evenings.

DINING ROOM

The dining room offers a large space for entertaining and having meals as a family, with room for a large dining table. It has direct access to the kitchen and also includes a couple of well hidden storage cupboards.

KITCHEN

Styled as a galley kitchen with a large window stretching the full length offers lovely views of the rear garden and afar. Built in cupboards along with a sink and drainer are on show too. The boiler is also situated in the kitchen.

BATHROOM

Upstairs the bathroom has been recently renovated to a high standard. Equipped with a good sized bath it makes for a perfect family bathroom.

BEDROOM ONE

Looking out to the front of the property sits the master bedroom, easily accommodating a double bed and built in wardrobes. There is both television and telephone points

BEDROOM TWO

The second bedroom can also accommodate a double bed with a built in wardrobe. Offering lovely views of the rear garden makes for a fantastic outlook with afternoon sun shining.

REAR GARDEN

The generous sized rear garden will have something for everyone. With the ability to grow vegetables and plants along with a well kept green area for fun and games. The perfect sun trap on a summers day.

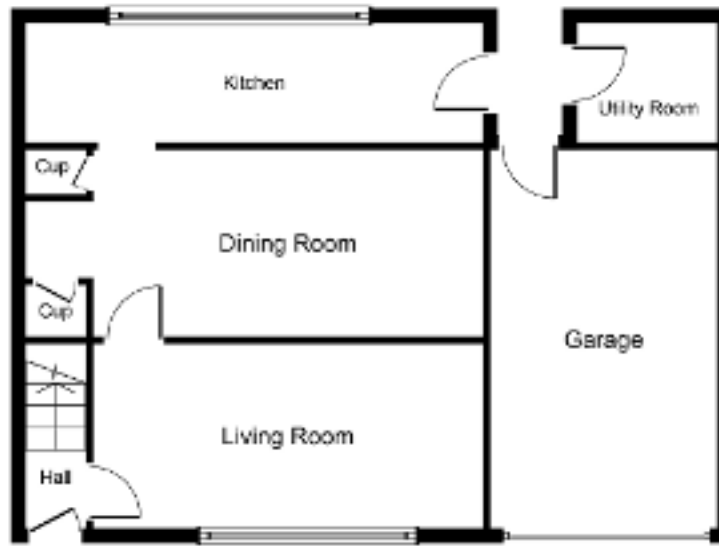
GARAGE

Offering both light and power and also a NEW garage door its a fantastic spot for work tools, garden utilities and even big enough for a car! Direct access to the rear garden and also to a small utility room.

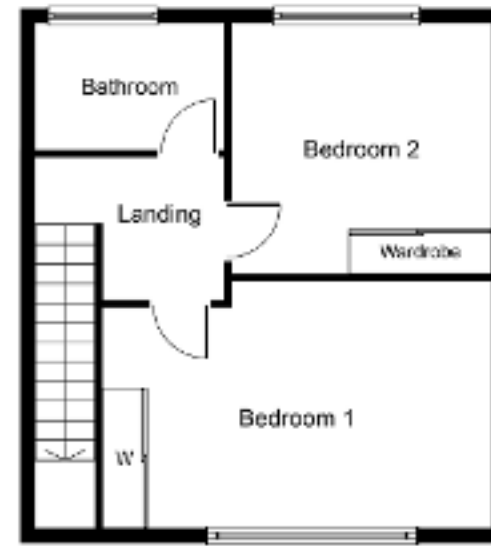


View all of our listings at website
www.wedge-estates.co.uk





Ground Floor



First Floor

We hereby accept no liability or assume any liability for the accuracy of the floor plan's content, including the location, size, or other details of the property and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here have been installed and no guarantee as to their operability or efficiency can be given.
Copyright © 2017 | www.wedgestates.com



AWAITING EPC



For more details on this property please either contact the agent or look online at www.wedge-estates.co.uk