



43 Chichester Court, Rustington BN16 3EL
£150,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Central Rustington
- First Floor Flat
- 1 Bedroom
- Balcony
- Spacious Lounge
- Long 999 Year Lease
- No Onward Chain
- Close to Shops
- EPC Rating: - 'D'

A bright and spacious first floor flat pleasantly situated within the heart of Rustington village centre, close to the comprehensive shopping parades and other local amenities.

In brief the accommodation comprises: - entrance hall with large walk in cupboard, double aspect spacious lounge with access to the balcony, kitchen, good size bedroom with built in wardrobe and bathroom/WC.

Features include: - double glazing, electric heating, remainder of a long 999 year lease with the option of purchasing a share of the Freehold at a nominal cost and the flat is offered for sale with no onward chain.

The property does require a certain amount of modernisation and redecoration giving the new owner the scope to 'put their own stamp' on the flat.

Chichester Court is within the very popular Church Farm Gardens Development and can be accessed from either Woodlands Avenue or Ashwood Drive.

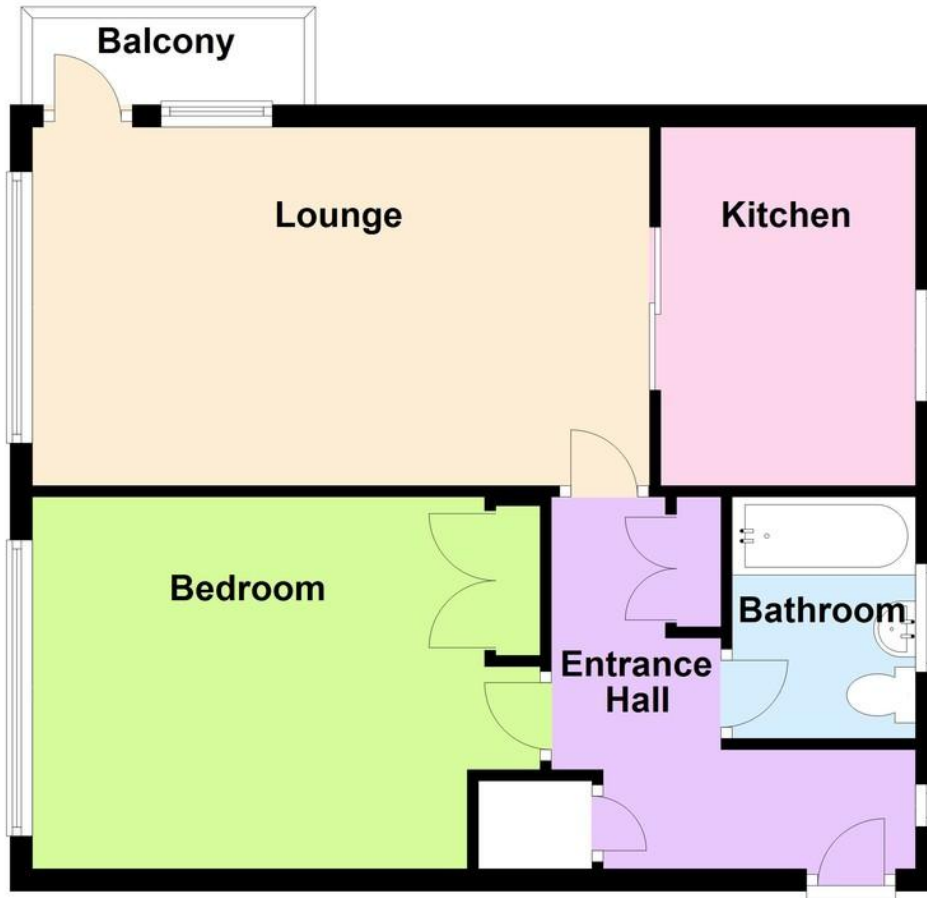
Lease - Remainder of a 999 year lease
Service Charge - £795.52 per annum
Buildings Insurance - Approximately £160 per annum

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



First Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



ENTRANCE HALL

LOUNGE

18' 2" x 10' 6" (5.54m x 3.2m)

BALCONY

KITCHEN

10' 10" x 7' 6" (3.3m x 2.29m)

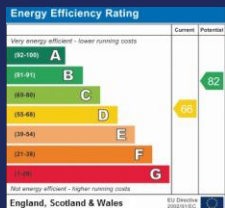
BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m)

BATHROOM/WC

MAINTAINED COMMUNAL GARDENS

Total area: approx. 52.8 sq. metres (568.1 sq. feet)



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

