



5 Highfield Court, 7 Highfield Gardens, Rustington BN16 2PZ
Offers in Excess of £150,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Flat**
- **1 Bedroom**
- **Gas Heating**
- **Double Glazing**
- **No Chain Involved**
- **Remainder of Long Lease**
- **Low Outgoings**
- **South Rustington**
- **EPC Rating: - 'C'**

A first floor one bedroom purpose built flat offered for sale in good condition and situated just to the south of the village centre, being within easy reach of both the seafront and Rustington's comprehensive shopping facilities.

The property's numerous features include: gas heating and double glazing, high ceilings in all rooms and a large residents' parking area as well as a pleasant south aspect from the lounge and bedroom.

With over 100 years left on the lease and low outgoings in comparison to other similar properties this would be ideal for a first time buyer or as an investment opportunity.

The accommodation in brief comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom/WC and there is no chain involved with the sale.

LEASE - The flat is held on the remainder of a long 125 year lease from 4/3/2005

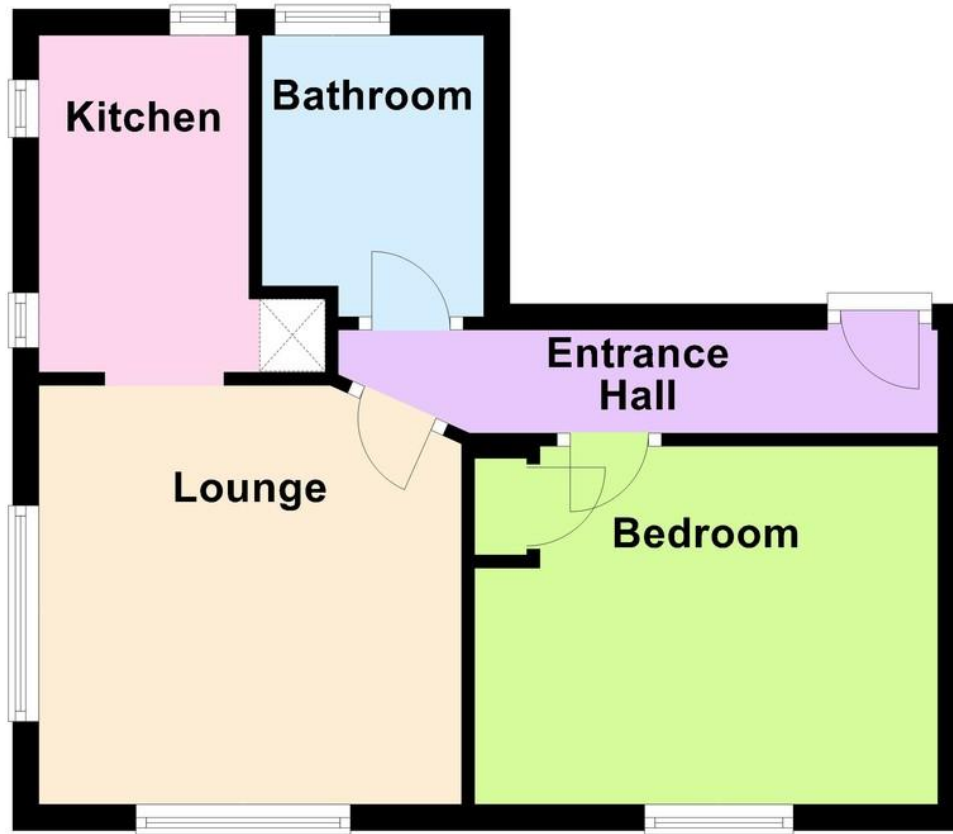
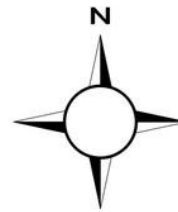
MAINTENANCE - £511.03 for 2020

GROUND RENT - None payable

COUNCIL TAX - 'B'

First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



ENTRANCE HALL

LOUNGE

10' 8" x 9' 9" (3.25m x 2.97m)

KITCHEN

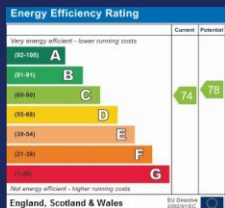
9' 4" x 5' 2" (2.84m x 1.57m)

BEDROOM

11' 8" x 9' (3.56m x 2.74m)

BATHROOM

Total area: approx. 32.7 sq. metres (351.9 sq. feet)



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