



31 Silverwood Court, Wakehurst Place, Rustington BN16 3UZ  
**£235,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Retirement Flat**
- **2 Double Bedrooms**
- **No Onward Chain**
- **Bright & Spacious Accommodation**
- **Electric Heating & Double Glazing**
- **All South Aspects**
- **Large Built-In Cupboards**
- **Close to Village Centre/Shops**
- **EPC Rating: - 'D'**

WOW - one of the largest retirement flats we have seen.

A particularly spacious retirement flat which is very conveniently situated in the heart of Rustington village centre, only a short walk from the comprehensive shopping parades.

In brief the accommodation comprises: - entrance hall, large lounge, kitchen, two large double bedrooms and a shower room/WC. Outside there are well maintained communal gardens and resident parking.

Features include: - visiting manager 9am - 2pm Monday to Friday, 24 hour Emergency pull cord system, electric heating, double glazing, good decorative order throughout, bright south facing windows and large built in wardrobes/storage cupboards. .

No 31 is on the second floor and access via the stairs or passenger lift.

The convenient location of this property is one of its most important qualities, with easy access to Rustington's comprehensive village and many of its useful local amenities including cafes, restaurants, churches and the library, whilst the picturesque seafront can be found within only 0.75 miles. Notably, the property is also near to the 700 bus route.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, Angmering mainline railway station can be found within approximately 1.25 miles and offers a regular service to London Victoria via Gatwick.

Lease: - 125 years from 1998  
Service Charge - £2,236 per half year, paid in March and September  
Ground Rent - £354.50 per half year  
Pets with Permission  
Age Restricted to 60 years  
Council Tax Band - 'D'

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.



## Second Floor

Approx. 87.2 sq. metres (938.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 sq. feet)

**SECURITY ENTRYPHONE SYSTEM**

**STAIRS & LIFT TO SECOND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

22' 10" x 12' 8" (6.96m x 3.86m)

**KITCHEN**

9' 6" x 7' 3" (2.9m x 2.21m)

**BEDROOM 1**

19' 1" x 9' 10" (5.82m x 3m)

**BEDROOM 2**

19' 1" x 9' 1" (5.82m x 2.77m)

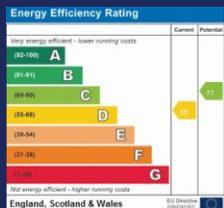
**SHOWER ROOM/WC**

**RESIDENTS LOUNGE**

**COMMUNAL RESIDENTS GARDENS**

**GENERAL RESIDENTS PARKING**

**GUEST SUITE**



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