



147 The Street, Rustington BN16 3DP
£194,500 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Spacious 2 Bedroom Flat
- Large South Facing Balcony
- First Floor in Central Rustington
- Gas Central Heating
- Very Convenient for Shops
- Viewing Recommended
- No Onward Chain
- Council Tax Band 'B'
- EPC Rating: - 'C'

A first floor 2 bedroom flat which is conveniently situated in the heart of Rustington village centre above the shops in The Street on the South side.

In brief the accommodation comprises: - entrance hall, lounge with patio doors to very large South facing balcony/terrace, kitchen, two bedrooms and a bathroom/WC.

Features include gas central heating, double glazing, security entry phone system and the flat is offered for sale with no onward chain.

The property is located directly above the shops.

Ground Rent - £100 per annum

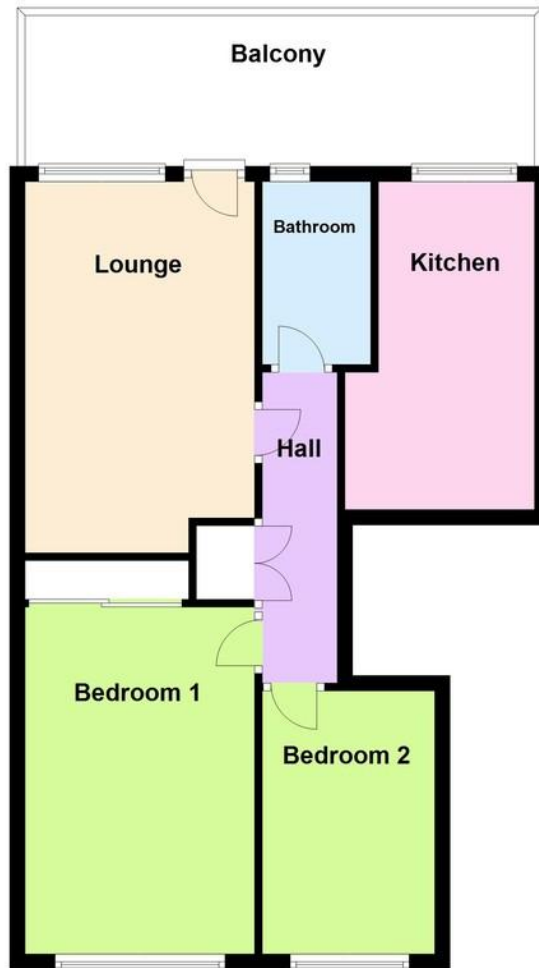
Maintenance Charge - £1,640.70 per annum

Lease - Expires 2141 approximately 118 years remaining



First Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



Total area: approx. 56.4 sq. metres (607.4 sq. feet)

SECURITY ENTRY PHONE

COMMUNAL STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

15' 10" x 9' 11" (4.83m x 3.02m)

LARGE SOUTH FACING BALCONY/TERRACE

KITCHEN

14' 1" x 6' 7" (4.29m x 2.01m)

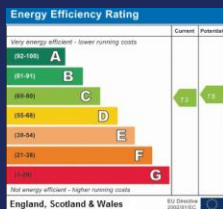
BEDROOM 1

14' 10" x 9' 10" (4.52m x 3m)

BEDROOM 2

11' 2" x 7' 4" (3.4m x 2.24m)

BATHROOM/WC



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