



19 Sutherland Close, Rustington BN16 2PX
£230,000 Leasehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Flat**
- **2 Double Bedrooms**
- **Private Enclosed Garden**
- **Excellent Decorative Order**
- **No Set Annual Service Charge**
- **Viewing Recommended**
- **Leasehold - 79 Years Remaining**
- **Council Tax Band 'B'**
- **EPC Rating: - 'D'**

A purpose built first floor flat conveniently situated in central Rustington between the village centre/shops and the seafront.

In brief the accommodation comprises: - private front door and entrance hall, stairs to first floor and landing, lounge, modern kitchen, two double bedrooms, modern bathroom and separate WC.

Outside there is an enclosed private rear garden.

Features include gas central heating, double glazing, modern kitchen and bathroom and the property is offered for sale in excellent decorative order.

Sutherland Close is off Holmes Lane which in turn runs between The Street and the seafront. Mewsbrook Park, the village centre and the seafront are all only a short distance away,

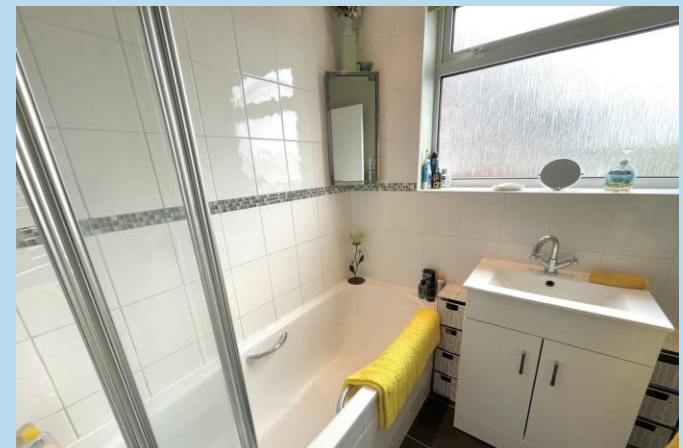
LEASEHOLD: - 99 year term with approximately 79 years remaining

GROUND RENT: - £150 per annum

No set annual service/maintenance charge

Pets are allowed

Managing Agents: - Hamways



First Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 sq. feet)

PRIVATE FRONT DOOR

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

LOUNGE

16' x 10' 9" (4.88m x 3.28m)

KITCHEN

12' 7" x 7' 0" (3.84m x 2.13m)

BEDROOM 1

13' x 9' 5" (3.96m x 2.87m)

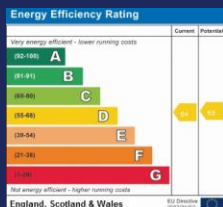
BEDROOM 2

12' 8" x 9' 8" (3.86m x 2.95m)

BATHROOM

SEPARATE WC

PRIVATE ENCLOSED GARDEN



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