



6 Arundel Garden, Church Farm Gardens BN16 3EH
£250,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Garden Flat
- 2 Bedrooms
- Close to Village Centre & Shops
- Double Aspect Lounge
- Electric Heating
- No Onward Chain
- Private Garden & Garage
- Council Tax Band 'B'
- EPC Rating 'F'

A ground floor purpose built 2 bedroom garden flat conveniently situated in the heart of Rustington village centre, close to the comprehensive shopping parades.

In brief the accommodation comprises: - entrance hall, double aspect lounge, kitchen, two bedrooms, walk in store cupboard, shower room/WC. Outside there is a private south facing enclosed garden and a garage in a nearby compound.

Features include: - electric heating, double glazing, no onward chain and the remainder of a long 999 year lease.

The flat does require a certain amount of redecoration and new flooring throughout.

Arundel Garden is situated on the corner of Ash Lane and Ashwood Drive and number 6 is accessed from the under cover area that leads into Arundel Garden from Ash Lane.

LEASE: - Remainder of a long 999 year Lease

MAINTENANCE CHARGE: - for period 1/12/22 to 30/11/23 is £725.00

ESTATE CHARGE - for period 1/12/22 to 30/11/23 is £403.70

BUILDINGS INSURANCE - for period 1/8/23 to 31/7/24 is £339.90

GROUND RENT - £16

Pets allowed, with permission.



Ground Floor
Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

ENTRANCE HALL

LOUNGE
17' x 11' 2" (5.18m x 3.4m)

KITCHEN
10' 8" x 6' 5" (3.25m x 1.96m)

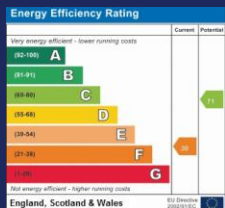
BEDROOM 1
13' 6" x 9' 9" (4.11m x 2.97m)

BEDROOM 2
11' 1" x 8' 4" (3.38m x 2.54m)

SHOWER ROOM/WC

PRIVATE ENCLOSED GARDEN

GARAGE



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