



Flat 5 Ffynches Lodge, The Street, Rustington BN16 3NX  
**£195,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Central Rustington
- First Floor Flat
- Double Bedroom
- Refitted Bathroom
- Central Heating
- Double Glazing
- Garage
- Council Tax Band 'B'
- EPC Rating: - 'E'

A rare opportunity to acquire a first floor one bedroom flat which is conveniently situated in the heart of Rustington village, close to the local shops and other comprehensive amenities.

Features include: - own private entrance and front door, double glazing, remainder of a long 999 year lease, no onward chain, garage and delightful setting in large communal gardens.

In brief the accommodation comprises: - private front door and entrance hall to stairs and first floor landing, large lounge with picture window, double bedroom with built in wardrobe, kitchen and bathroom etc.

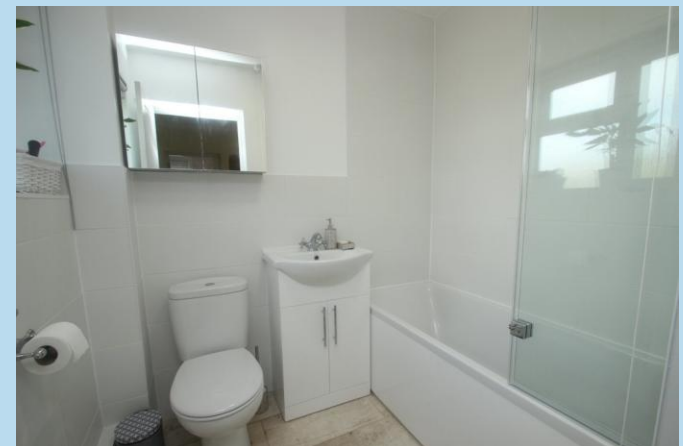
Outside there are large mainly lawned communal gardens with established borders and a garage which is located to the rear.

Ffynches lodge is pleasantly situated just off The Street in Rustington accessed from a private drive.

We would strongly recommend viewing the property to fully appreciate the accommodation and location .

LEASE - 999 years from 1970  
MAINTENANCE - £1,180 per annum  
GROUND RENT - £20 per annum

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.



## First Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 sq. feet)

**PRIVATE FRONT DOOR**

**GROUND FLOOR ENTRANCE**

Stairs to: -

**FIRST FLOOR LANDING**

**LOUNGE**

14' 2" x 13' 4" (4.32m x 4.06m)

**KITCHEN**

9' x 6' 2" (2.74m x 1.88m)

**BEDROOM**

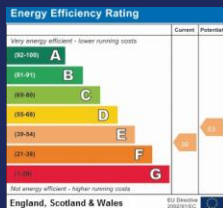
12' 10" x 9' 9" (3.91m x 2.97m)

**REFITTED BATHROOM**

6' 6" x 5' 7" (1.98m x 1.7m)

**GARAGE**

**COMMUNAL GARDENS**



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