



34 Shaftesbury Road, Rustington BN16 2HX
£255,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Flat
- 2 Double Bedrooms
- Private South Facing Garden
- No Chain
- Share of Freehold
- South Rustington
- Refitted Shower Room & Kitchen
- Council Tax Band 'B'
- EPC Rating: - 'D'

A ground floor two bedroom garden flat within easy reach of Rustington's seafront and shops and benefitting from a long lease with a share of the freehold.

The property is well presented with a refitted shower room and kitchen and its own private south facing, mainly paved garden accessed directly from the lounge. There is a useful covered side area suitable for storage and the property benefits from a long lease, a share of the freehold and no chain involved with the sale.

The accommodation in brief comprises: Entrance hall, lounge, kitchen, 2 bedrooms and refitted shower room. Outside there is a private south facing rear garden and a useful side area suitable for storage.

The flat is located in South Rustington, an easy walk to both the seafront and shops.

LEASE - The flat is held on a 999 year Lease from 1959 and has a Share of the Freehold.

MAINTENANCE - No set annual maintenance charge.

GROUND RENT - £0

Pets are permitted.



Ground Floor



PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE

11' 10" x 11' 10" (3.61m x 3.61m)

KITCHEN

8' 10" x 8' 10" (2.69m x 2.69m)

BEDROOM 1

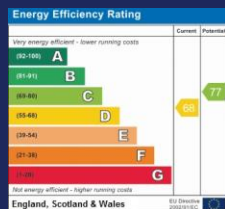
14' 7" x 11' 10" (4.44m x 3.61m)
max

BEDROOM 2

12' 3" x 10' 10" (3.73m x 3.3m)

SHOWER ROOM/WC

PRIVATE ENCLOSED REAR GARDEN



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