



22 Barton Court, 14/16 The Street, Rustington BN16 3PU
£285,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Flat**
- **Refitted En Suite Shower Room/WC**
- **2 Double Bedrooms**
- **Additional Separate Shower Room/WC**
- **Spacious Refitted Modern Kitchen**
- **Gas Central Heating & Double Glazing**
- **Internal Viewing Recommended**
- **Council Tax - Band 'D'**
- **EPC Rating TBA**

22 Barton Court is a particularly spacious ground floor flat forming part of a retirement development conveniently situated in central Rustington.

The property has been modernised and redecorated by the present owner and internal viewing is recommended.

In brief the accommodation comprises: - private front door to entrance hall, spacious lounge with a feature bay window overlooking the gardens, modern refitted kitchen with built in electric oven and induction hob, slimline dishwasher, washing machine and under counter fridge and freezer. There are two double bedrooms, an en suite refitted modern shower room/WC and an additional shower room/WC.

The flat is offered for sale with no onward chain and is in excellent decorative order throughout.

Barton Court is situated midway along The Street which in turn runs directly into the village centre and shops. Buses also run along The Street outside Barton Court which is located adjacent to Westcourt Medical Centre.

Age Restrictions - 55 years and over

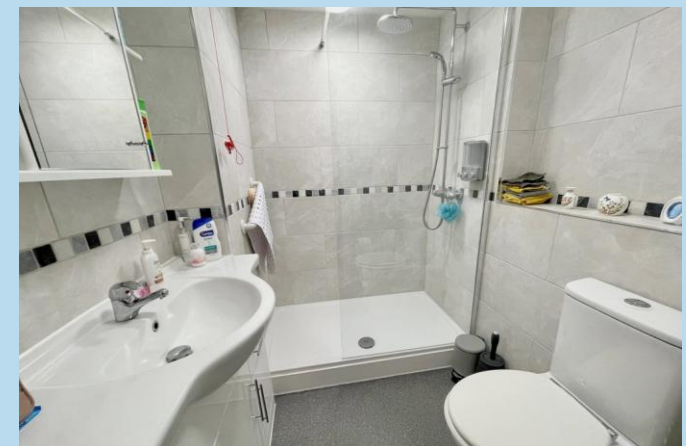
Lease - 125 years from 1988

Service Charge - £3,465.74 for year 24/6/23 - 23/6/24, payable half yearly.

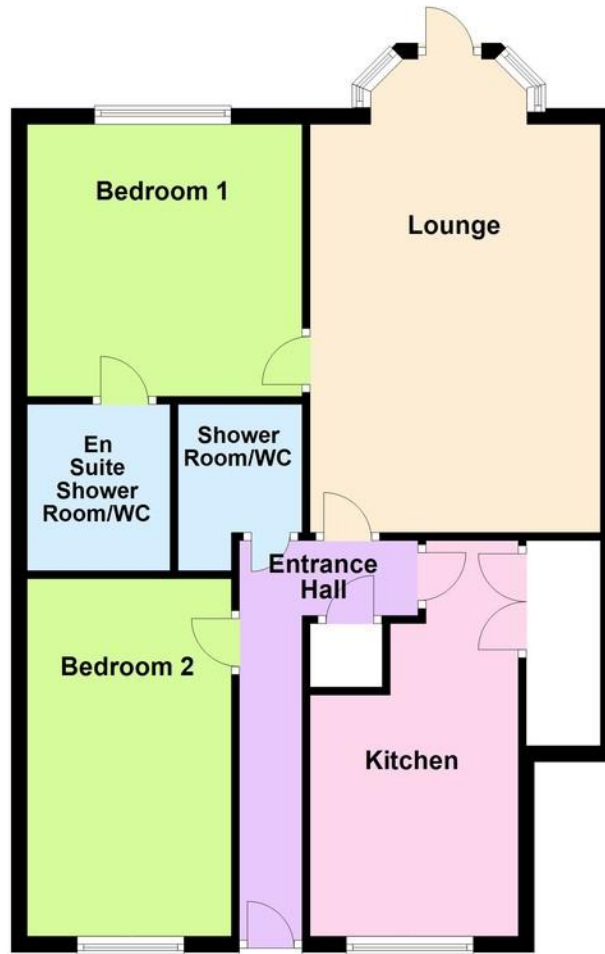
Ground Rent - £200 per annum

Pets not Permitted.

Managing Agents - Hobdens Property Management Ltd



Ground Floor
Approx. 72.1 sq. metres (776.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

GATED SECURE ENTRANCE

PRIVATE FRONT DOOR

ENTRANCE HALL

BAY FRONTED LOUNGE
21' 5" x 12' (6.53m x 3.66m)
max

MODERN KITCHEN
16' 6" x 7' 1" (5.03m x 2.16m)
minimum

BEDROOM 1
11' 3" x 11' 2" (3.43m x 3.4m)

MODERN EN SUITE SHOWER ROOM/WC

BEDROOM 2
14' 7" x 8' (4.44m x 2.44m)

ADDITIONAL SHOWER ROOM/WC

RESIDENTS' BAY PARKING

ATTRACTIVE COMMUNAL GARDENS

RESIDENTS' LOUNGE

LAUNDRY ROOM

EPC TO FOLLOW



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

