



21 Eastergate Green, Rustington BN16 3EN  
**£300,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Popular Church Farm Gardens
- Spacious 2 Bedroom House
- Ground Floor Cloakroom
- Refitted Kitchen & Shower Room
- Viewing Recommended
- Close to Village & Shops
- Private Garden & Garage
- Council Tax - Band 'C'
- EPC Rating - 'D'

A bright and spacious 2 bedroom house which is conveniently situated close to the village centre and comprehensive shopping parades. The house is offered for sale in immaculate decorative order and has been modernised so internal viewing is strongly recommended.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, refitted kitchen, spacious through lounge/dining room, 2 bedrooms and a refitted modern shower room/WC. Outside there is a courtyard style private rear garden which accesses the garage to the rear.

Features include gas fired central heating, double glazing and electric up and over garage door.

Eastergate Green is a very pleasant and popular location with an attractive rose bordered themed communal front garden area. Located just off Ashwood Drive which runs between Woodlands Avenue and Ash Lane.

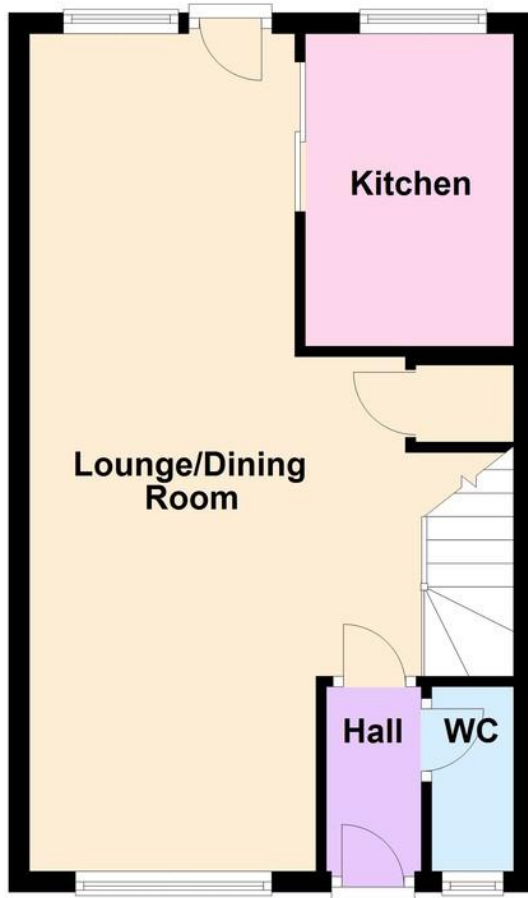
LEASE - Remainder of a long 999 year Lease with a Share of the Freehold available.

Estate Charge - £440 per annum including the ground rent.



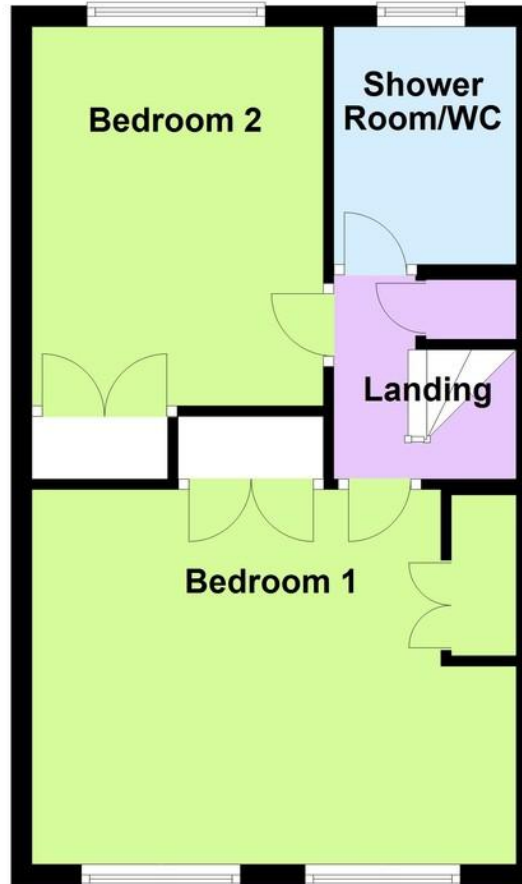
## Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## ENTRANCE HALL

## CLOAKROOM

## LOUNGE/DINING ROOM

26' 5" x 12' 5" (8.05m x 3.78m)  
max

## REFITTED KITCHEN

9' 10" x 6' 7" (3m x 2.01m)

## BEDROOM 1

15' 5" x 12' 1" (4.7m x 3.68m)  
max

## BEDROOM 2

12' x 9' 2" (3.66m x 2.79m)

## REFITTED SHOWER ROOM/WC

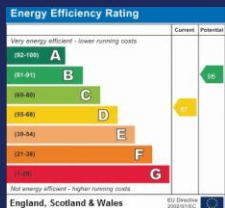
## PRIVATE REAR GARDEN

## GARAGE

18' 3" x 10' (5.56m x 3.05m)

## COMMUNAL FRONT 'ROSE' GARDEN

Total area: approx. 75.2 sq. metres (809.1 sq. feet)



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