



6 Highfield Court, Highfield Gardens, Rustington BN16 2PZ
£189,950 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- First Floor Flat
- 2 Bedrooms
- Close to Centre
- Residents' Parking
- Security Entryphone
- Redecorated and recarpeted
- No Chain involved
- Council Tax Band 'B'
- EPC Rating 'C'

A rare opportunity to purchase a first floor two bedroom flat situated in South Rustington and within easy reach of both Rustington's Village Centre and the seafront.

The flat is offered for sale with gas heating and double glazing, having been recently redecorated and recarpeted and has pleasant southerly views from the lounge over south Rustington. The property would be ideal for a first time buyer or someone retired and there is no chain involved with the sale.

The accommodation in brief comprises: Security entry phone system to communal entrance hall, stairs to first floor, private door to entrance hall, lounge, kitchen, two bedrooms and bathroom WC. Outside there is parking for residents only.

Highfield Court is pleasantly situated in a very popular residential area of Rustington in Holmes Lane, which in turn leads into Sea Lane that runs between the village centre and seafront. Mewsbrook Park is only a short distance away.

LEASE: - 125 years from 4/3/2005

MAINTENANCE CHARGE: - Approximately £400 per annum

GROUND RENT: - £100 per annum

PETS: - With permission from the Freeholder



Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 40.2 sq. metres (433.1 sq. feet)

ENTRANCE HALL

LOUNGE

10' 6" x 8' 5" (3.2m x 2.57m)
excluding bay

KITCHEN

7' 6" x 6' 6" (2.29m x 1.98m)

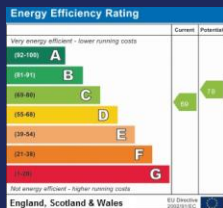
BEDROOM 1

9' 7" x 9' (2.92m x 2.74m)

BEDROOM 2

10' x 8' 4" (3.05m x 2.54m)

BATHROOM



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