



16 Bramber Square, Rustington BN16 3EJ
£270,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Spacious Ground Floor Flat
- 2 Double Bedrooms
- Close to Shops & Village Centre
- Adjacent Garage with Power
- Gas Central Heating
- Shower/Bathroom/WC
- No Onward Chain
- Council Tax Band 'C'
- EPC Rating 'D'

A spacious ground floor two bedroom flat pleasantly situated within the Church Farm Garden Development which is in the centre of Rustington, very close to the shopping parades.

In brief the accommodation comprises: - entrance hall with three built in cupboards, large lounge with a south facing picture window overlooking the lovely communal gardens, kitchen, two bedrooms both with built in wardrobes and a bathroom/WC with separate shower.

Outside to the front there are well maintained gardens that incorporate a feature water garden and to the rear is a garage which is adjacent to the flat with power/light and electric up and over door (number 25), accessed via a rear service road.

Service Charge for period 1/1/24 to 30/6/24 half yearly block service charge in advance - £536

Estate Service Charge for period 1/1/24 to 30/6/24 half yearly charge in advance - £201

Lease - Remainder of a 999 year Lease and option to purchase a Share of the Freehold for a small administration fee, for period of ownership of property.

Managing Agents - Hobdens, 41a, Beach Road, Littlehampton BN17 5JA



Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINING ROOM

18' 1" x 11' (5.51m x 3.35m)

KITCHEN

10' 10" x 7' 6" (3.3m x 2.29m)

BEDROOM 1

12' 5" x 11' (3.78m x 3.35m)

BEDROOM 2

16' x 8' (4.88m x 2.44m)

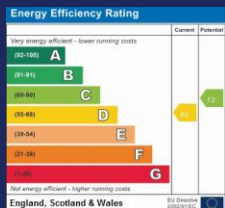
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BATH/SHOWER ROOM/WC

GARAGE WITH POWER

MAINTAINED COMMUNAL GARDENS

Total area: approx. 67.4 sq. metres (725.9 sq. feet)



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