



23 The Leas, Rustington BN16 3SE  
**£290,000 Leasehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Cottage
- 2 Double Bedrooms
- En Suite Shower Room/WC
- Additional Bathroom/WC
- Charming Retirement Development
- No Onward Chain
- Private South Garden & Garage
- Council Tax Band 'D'
- EPC Rating - TBA

A retirement cottage set within a very pleasant residential development for those of state retirement age and above.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious lounge/dining room, kitchen, master bedroom with en suite shower room/WC, bedroom two and bathroom/WC. Outside to the front are delightful communal gardens with a water feature and number 23 has a private secluded south facing garden with direct access into the adjacent garage with power, light and electric up and over door.

Features include: - 24 hour emergency pull cords, resident House Manager, gas central heating, double glazing and the cottage is offered for sale with no onward chain.

The Leas facilities include guest accommodation, residents' lounge and conservatory and communal gardens.

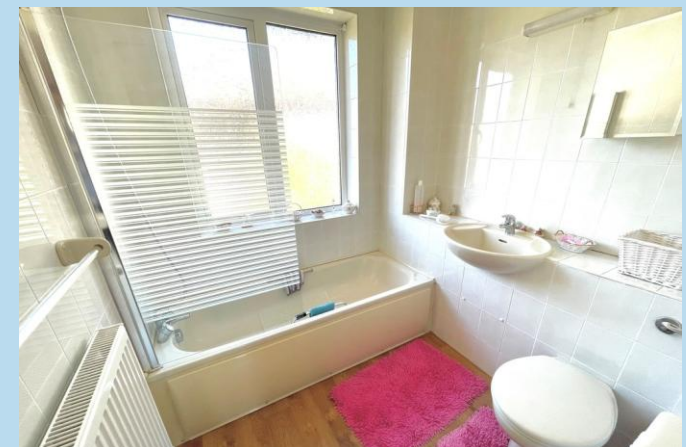
The Leas is conveniently situated just off Station Road within close proximity of local shops at Station Parade and Angmering mainline railway station and Sainsbury, Dunelm, Halfords and Pets at Home are also nearby.

LEASE - TBA

SERVICE CHARGE - £806.20 per quarter or £3,224.80 per annum.

GROUND RENT - TBA

AGE RESTRICTION - Purchasers and occupants must be of state retirement age or above. State retirement age is currently 66 for both men and women.



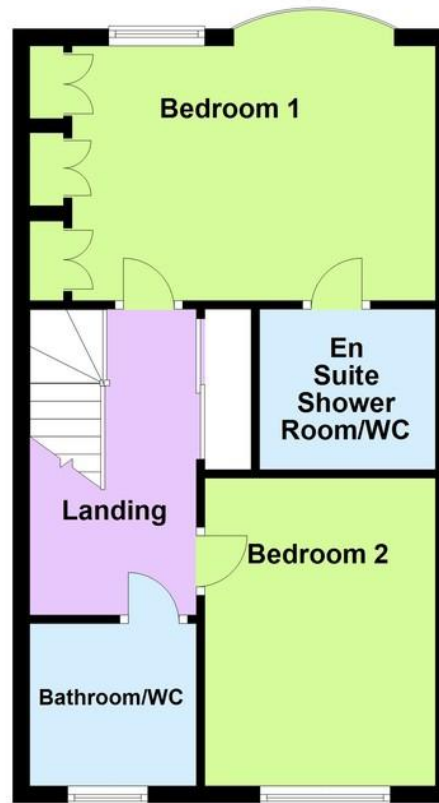
## Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)

## ENTRANCE HALL

## LOUNGE/DINING ROOM

18' 10" x 15' 9" (5.74m x 4.8m)  
max

## KITCHEN

9' 4" x 7' 9" (2.84m x 2.36m)

## GROUND FLOOR CLOAKROOM

## BEDROOM 1

14' 3" x 9' 11" (4.34m x 3.02m)

## EN SUITE SHOWER ROOM/WC

## BEDROOM 2

11' 10" x 9' (3.61m x 2.74m)

## BATHROOM/WC

## SOUTH FACING PRIVATE GARDEN

## GARAGE

21' 6" x 9' (6.55m x 2.74m)

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