



11 The Limes, Rustington BN16 3AQ  
**£270,000 Leasehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor 2 Bedroom Apartment**
- **Private Entrance**
- **En Suite Wet Room & Additional Bathroom**
- **Close to Village & Shops**
- **Viewing Recommended**
- **Modern Development Built in 2007**
- **108 Years Remaining on Lease**
- **Council Tax Band 'B'**
- **EPC Rating - 'C'**

A modern two bedroom first floor apartment, conveniently located in a small private development close to Rustington village centre and shops.

In brief the accommodation comprises: - private front door to entrance hall, stairs to first floor landing, lounge, modern fitted kitchen, inner hallway, main bedroom with en suite wet room/WC, second bedroom and a bathroom/WC. Outside there is an allocated private parking space and a small enclosed private garden.

The apartment is offered for sale in excellent decorative order and features include gas central heating and double glazing.

The Limes is a small private development of properties built in 2007 with a combination of houses, apartments and a bungalow. The properties within the development also enjoy the use of an additional maintained garden area which is included in the service charge.

The Limes is located off Mill Lane which leads into Ash Lane which in turn leads directly into the village centre and shops.

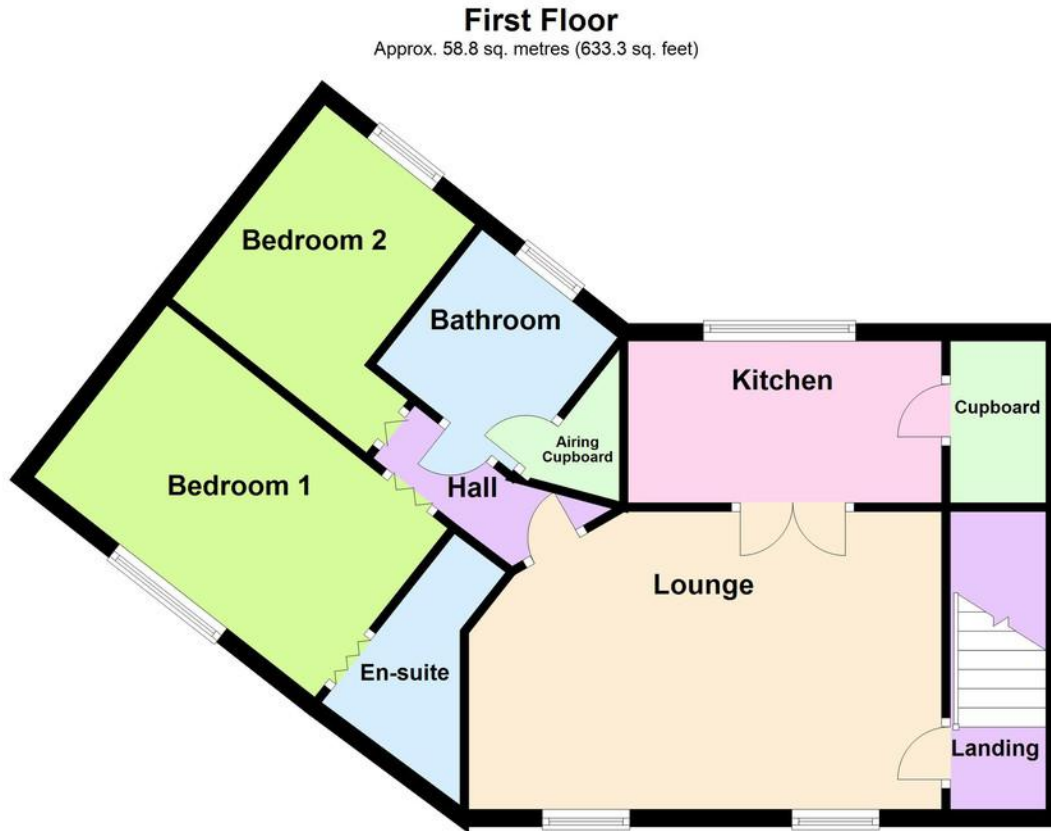
LEASE - 125 years from 2007

SERVICE CHARGE - £1,200 approx. per annum, including building insurance

GROUND RENT - £125 per annum

PETS ALLOWED





Total area: approx. 64.6 sq. metres (694.9 sq. feet)

**PRIVATE FRONT DOOR**

**HALL & STAIRS TO FIRST FLOOR**

**LOUNGE**

17' 8" x 11' 1" (5.38m x 3.38m)

**KITCHEN**

11' 9" x 6' (3.58m x 1.83m)

**INNER HALL**

**BEDROOM 1**

13' 5" x 8' (4.09m x 2.44m)

**EN SUITE WET ROOM/WC**

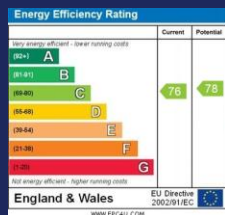
**BEDROOM 2**

9' 2" x 6' 10" (2.79m x 2.08m)

**BATHROOM/WC**

**PRIVATE ENCLOSED GARDEN**

**ALLOCATED PRIVATE PARKING SPACE**



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