



18 Dorking Court, Copper Hall Close, Rustington BN16 3RY
£148,500 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Flat**
- **Direct Access to Gardens**
- **One Double Bedroom**
- **No Onward Chain**
- **Private Allocated Parking**
- **Electric Heating**
- **Viewing Recommended**
- **Council Tax Band - 'A'**
- **EPC Rating : 'D'**

Nestled on the ground floor, this inviting one-bedroom flat offers a superb opportunity for first-time buyers and those looking to invest in a buy-to-let property. The home is ideally situated in Rustington, West Sussex, renowned for its village charm and comprehensive shopping parades.

The property features a good size lounge with direct access to the communal gardens, a bathroom wc, kitchen and a double bedroom. The flat also benefits from an allocated parking space, ensuring convenience right outside your door.

Set in a desirable location, the flat is just a short stroll from Angmering mainline railway station, providing effortless connections to surrounding towns and London. Local shops can be found nearby at Station Parade, catering for your everyday needs.

With immediate possession available and no onward chain, this is an excellent chance to secure a home that ticks all the boxes in a sought-after West Sussex setting. Early viewing is highly recommended – arrange your visit today to see all this property has to offer.

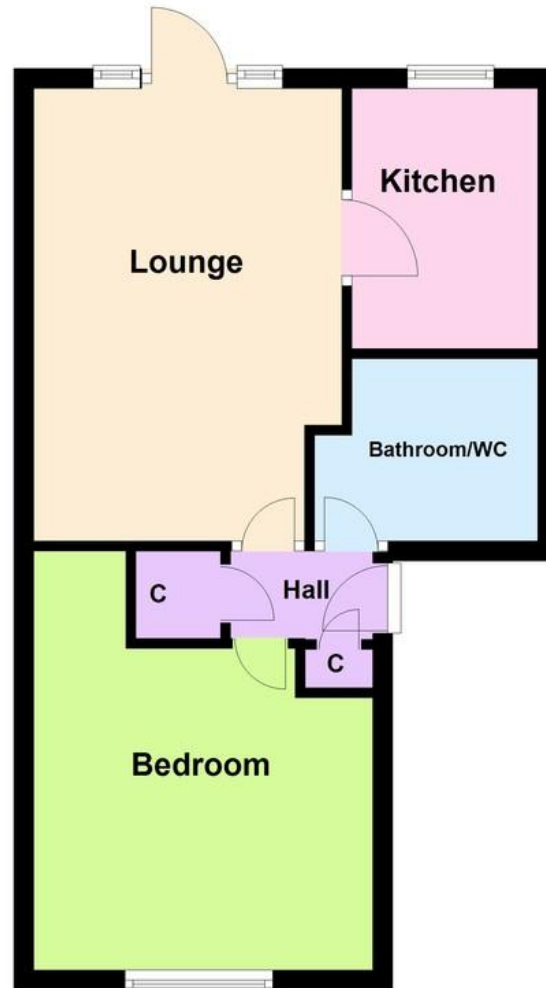
Lease : 125 years from 25 December 1988
Service Charge for the Period 1/10/25 to 31/3/26 : £637.25 (PHA)
Managing Agent : Jordan & Cook, 31 Chapel Road, Worthing, West Sussex

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 42.3 sq. metres (455.3 sq. feet)

SECURITY ENTRY PHONE SYSTEM

HALL

LOUNGE

10' 2" x 14' 10" (3.1m x 4.52m)

BEDROOM

11' x 11' 2" (3.35m x 3.4m)

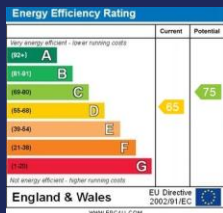
KITCHEN

6' 1" x 8' 6" (1.85m x 2.59m)

BATHROOM/WC

PRIVATE ALLOCATED PARKING

COMMUNAL GARDENS



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