7 Barton Court, 14-16 The Street, Rustington BN16 3PU

£200,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Retirement Development**
- **Two Bedrooms**
- **First Floor with Chair Lift**
- **En Suite Shower Room to Bedroom one**
- **Additional Shower Room Wc**
- **Residents Lounge & Laundry Room**
- **Attractive Communal Gardens**
- **Residents Parking Bays**
- **EPC Rating 'C'**

A spacious two bedroom first floor retirement apartment set within a very sought after development in central Rustington.

In brief the accommodation comprises; private front door and entrance hall, stairs and chairlift to first floor, built in airing cupboard, spacious lounge with west aspect, modern kitchen with built in AEG hob and double oven, space for tall fridge freezer, space and plumbing for washing machine, master bedroom with en suite shower room wc, second bedroom, additional shower room wc.

Outside there well maintained attractive communal gardens and residents parking bays.

Features include; gas central heating with Worcester boiler, double glazing, 24 hour alarm pull cord system and development manager, gated security entryphone system, laundry room and residents lounge which is used for socialising and activities.

Barton Court is situated midway along The Street which in turn runs directly into the village centre and shops. The buses also run along the The Street outside Barton Court and it is located adjacent to Westcourt Medical Centre.

We would recommend viewing this apartment to fully appreciate both the property and the development.

Age Restriction 55 years and over
Service Charge £2,467 per annum 25/06/20 to24/06/2021
Lease: - The flat is held on 125 year lease from the 24/06/1987
NO PETS

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.

Total area: approx. 60.7 sq. metres (653.6 sq. feet)

GATED ENTRANCE & SECURITY ENTRYHPHONE

PERSONAL FRONT DOOR

HALL & CHAIRLIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE
16' 3" x 11' 6" (4.95m x 3.51m)

KITCHEN
9' 9" x 8' 5" (2.97m x 2.57m)

BEDROOM 1
11' 11" x 11' 2" (3.63m x 3.4m)

EN SUITE SHOWER ROOM & WC

BEDROOM 2
9' 5" x 8' 1" (2.87m x 2.46m)

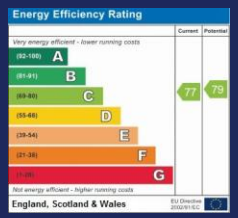
ADDITIONAL SHOWER ROOM WC

COMMUNAL GARDENS

RESIDENTS LOUNGE

LAUNDRY ROOM

RESIDENTS PARKING BAYS



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