



10 Mendip Court, Woodlands Avenue, Rustington BN16 3DX
£160,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **First Floor Flat**
- **Central Rustington**
- **Double Bedroom**
- **Spacious Accommodation**
- **Electric Heating**
- **Residents Off Road Parking**
- **Double Glazing**
- **No Onward Chain**
- **EPC Rating: - 'D'**

A particularly bright and spacious first floor purpose built flat conveniently situated in the centre of Rustington.

In brief the accommodation comprises: - entrance hall, spacious lounge with bay window and west aspect, large kitchen, double bedroom with built in wardrobe and a bathroom/WC. The property is in good order and well presented, however the kitchen and bathroom are original.

There is electric heating and double glazing along with a security entry phone to access the development.

Outside there are well maintained communal gardens and an area of off road parking spaces for residents along with an outside store cupboard.

Mendip Court is close to the village centre and shops and Woodlands recreation ground.

The property currently has a 99 year lease from approximately 1975, but is being offered for sale with a new Lease - terms to be advised.

Maintenance Charge - £578.38 per half year (£1,156.76 pa)
Ground Rent - £74.64

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.



Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 60.3 sq. metres (648.7 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

17' 6" x 16' 8" (5.33m x 5.08m)
max

KITCHEN

11' 8" x 7' 1" (3.56m x 2.16m)

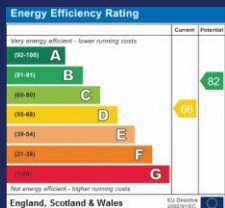
BEDROOM

15' x 11' 5" (4.57m x 3.48m)

BATHROOM/WC

GENERAL RESIDENT PARKING

MAINTAINED COMMUNAL GARDENS



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