



5 Eastergate Green, Rustington BN16 3EN
£242,500 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Central Rustington
- Popular Church Farm Gardens
- 2 Double Bedrooms
- Modernised Throughout
- Gas C/H & Double Glazing
- Viewing Recommended
- Close to Shops
- Garage
- EPC Rating: - 'D'

An immaculate two bedroom house conveniently situated in the heart of Rustington village, only a very short distance from the comprehensive shopping parades.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious through lounge/dining room, refitted modern kitchen, two double bedrooms both with built in wardrobes and modern refitted bathroom/WC. Outside there is a small manageable paved rear garden and the garage is in a nearby compound.

Features include gas central heating, double glazing, modern refitted kitchen, bathroom, cloakroom, excellent decorative order, long 999 year lease and a share of Freehold and fantastic location in the centre of Rustington.

Eastergate Green forms part of the very popular Church Farm Garden Development in the centre of Rustington village and can be accessed from Ashwood Drive which in turn runs between Ash Lane and Woodlands Avenue.

We would strongly recommend viewing this lovely house to fully appreciate the condition, accommodation and location.

LEASE - Remainder of a 999 year lease and option to acquire a £1 share of the Freehold.

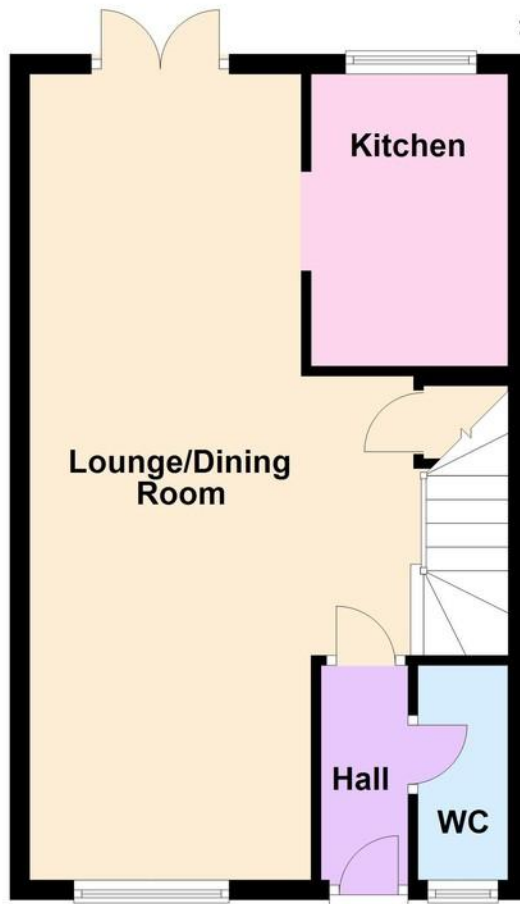
ESTATE CHARGE - Approximately £320 per annum. This is a charge for the maintenance of the communal gardens, water, lighting and general upkeep to the Church Farm Garden Development.

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.



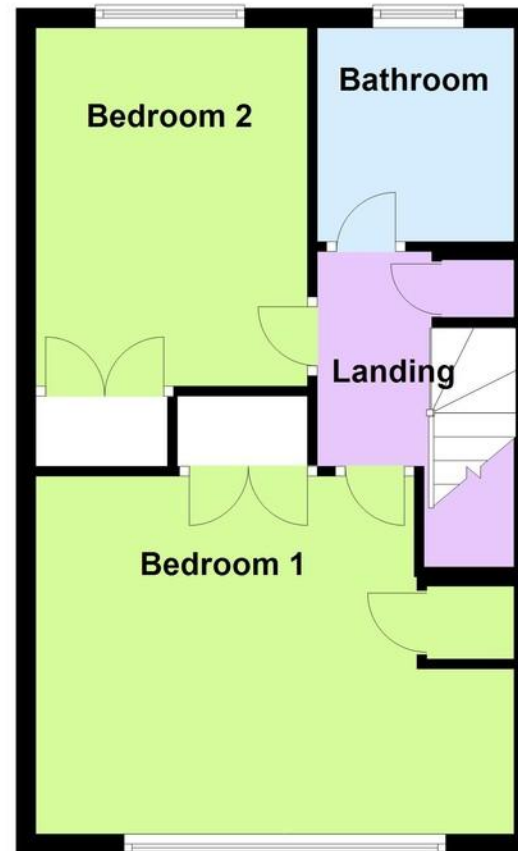
Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE/DINING ROOM

26' 10" x 12' 6" (8.18m x 3.81m)
max

MODERN KITCHEN

9' 9" x 6' 7" (2.97m x 2.01m)

BEDROOM 1

15' 6" x 11' 11" (4.72m x 3.63m)

BEDROOM 2

11' 11" x 9' 1" (3.63m x 2.77m)

MODERN BATHROOM/WC

PRIVATE SMALL GARDEN

GARAGE

Total area: approx. 79.5 sq. metres (856.1 sq. feet)



01903 850450

90 THE STREET, RUSTINGTON, LITTLEHAMPTON,
WEST SUSSEX, BN16 3NJ
sales@hawkemetcalf.co.uk
www.hawkemetcalf.co.uk

