



5 Fittleworth Garden, Rustington BN16 3EW  
**£252,500 Share of Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Popular Church Farm Garden
- Central Rustington
- Modernised & Redecorated
- Gas Central Heating
- Ground Floor Cloakroom
- 2 Double Bedrooms
- No Onward Chain
- Garage Adjoins Garden
- EPC Rating: - 'E'

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, newly refitted kitchen, two double bedrooms both with built in wardrobes and modern bathroom/WC. Outside there is a small manageable paved rear garden with direct access into the larger than average garage which has power and light.

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

Fittleworth Garden 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.

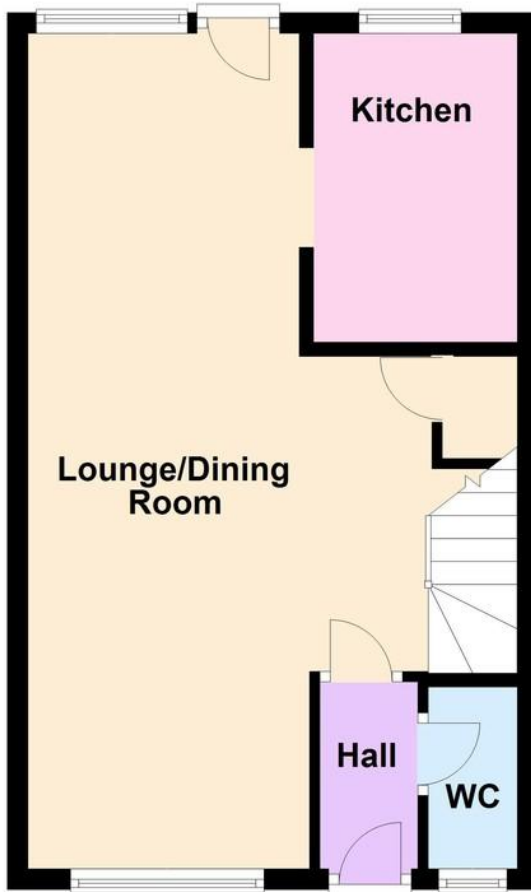
ESTATE CHARGE - Approximately £320 per annum. This is a charge for the maintenance of the communal gardens, water, lighting and general upkeep to the Church Farm Garden Development.

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.



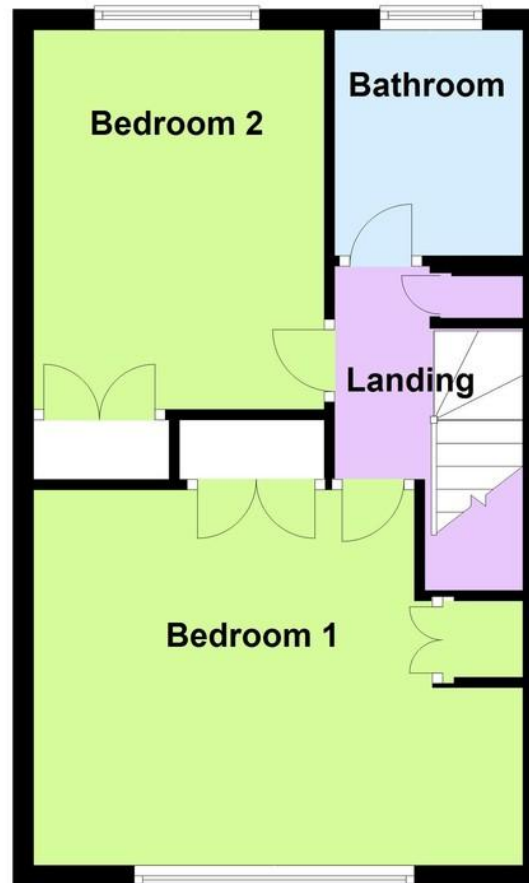
## Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.6 sq. feet)

## ENTRANCE HALL

## GROUND FLOOR CLOAKROOM

## SPACIOUS LOUNGE/DINING ROOM

26' 3" x 12' 6" (8m x 3.81m)  
max

## NEW KITCHEN

9' 11" x 6' 7" (3.02m x 2.01m)

## BEDROOM 1

15' 3" x 12' (4.65m x 3.66m)

## BEDROOM 2

12' x 9' 3" (3.66m x 2.82m)

## MODERN BATHROOM/WC

## PRIVATE REAR GARDEN

## GARAGE ADJOINS REAR GARDEN

18' 5" x 10' (5.61m x 3.05m)



01903 850450

90 THE STREET, RUSTINGTON, LITTLEHAMPTON,  
WEST SUSSEX, BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk



