



3 Bramber Square, Rustington BN16 3EJ
£225,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Bedroom Flat**
- **Central Rustington**
- **Redecorated Throughout**
- **No Onward Chain**
- **Gas Central Heating**
- **Delightful Views of Gardens**
- **Close to Shops**
- **Garage**
- **EPC Rating: - TBA**

A particularly spacious first floor flat which has recently been redecorated. In brief the accommodation comprises: - stairs to first floor, entrance hall, double aspect lounge/dining room, kitchen with built in gas hob, electric oven and microwave, 3 bedrooms all with fitted wardrobes and shower room/WC.

Features include gas fired central heating, double glazing, delightful views from both aspects over well maintained communal gardens and the flat is offered for sale with no onward chain. There is the remainder of a long 999 year lease and the option of having a share of the Freehold.

Bramber Square forms part of the popular Church Farm Garden development which is conveniently situated in the heart of Rustington village centre, only a short walk from the comprehensive shopping parades and other local amenities.

We would strongly recommend viewing this property to appreciate the accommodation and location.

Rental Value - £800 pcm

Lease - Remainder of a 999 year lease

Maintenance Charge - £1,180 per annum

Building Insurance - £185 per annum

Ground Rent - £16 per annum

Managing Agents - Hobdens Property Management Ltd - (01903) 724040

Domestic Pets are allowed with consent



Approx. 79.3 sq. metres (854.0 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 sq. feet)

ENTRANCE HALL

LOUNGE/DINING ROOM

23' 10" x 10' 11" (7.26m x 3.33m)

KITCHEN

10' 10" x 7' 3" (3.3m x 2.21m)

BEDROOM 1

12' 10" x 11' 0" (3.91m x 3.35m)

BEDROOM 2

12' 10" x 8' 10" (3.91m x 2.69m)

BEDROOM 3

12' 10" x 8' 0" (3.91m x 2.44m)

SHOWER ROOM/WC

GARAGE (Z21)

COMMUNAL GARDENS

**EPC TO
FOLLOW**



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