



8 Sutherland Close, Rustington BN16 2PX  
**£240,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- First Floor Flat
- 2 Double Bedrooms
- Refitted Modern Kitchen
- Gas Central Heating
- Private Front Door
- Central/South Rustington
- Low Outgoings
- Private Garden
- EPC Rating: - 'C'

A particularly bright and spacious first floor purpose built flat which has it's own private entrance and front door and a private enclosed garden. In brief the accommodation comprises: - private front door to a ground floor entrance hall, stairs to first floor and landing, spacious lounge, bedroom one has built in wardrobes, double aspect second bedroom/dining room, refitted modern kitchen with built in electric hob and waist high oven/grill, slimline dishwasher and tall fridge/freezer; refitted bathroom with a modern white suite along with fully tiled walls and floor; separate WC.

Outside there is a private rear garden which has an open aspect and is enclosed by fencing and hedging with shaped flower border and centred feature slate. There is also a garden shed.

Features include gas fired central heating with combi boiler in loft, double glazing, painted floor boards, access to a loft space being part boarded with ladder, light and insulation.

The flat is offered for sale in excellent decorative order throughout and internal viewing is strongly recommended.

Sutherland Close is conveniently situated in South Rustington and is off Holmes Lane, which in turn runs into Sea Lane. The shops, seafront and Mewsbrook Park are only a short distance away.

Lease 189 years from 1961 - 131 years remaining  
Peppercorn Ground Rent  
No set annual maintenance charge

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.



## First Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



**PRIVATE FRONT DOOR**

**STAIRS TO FIRST FLOOR LANDING**

### LOUNGE

16' x 10' 9" (4.88m x 3.28m)

### KITCHEN

12' 5" x 6' 10" (3.78m x 2.08m)

### BEDROOM 1

13' x 10' 9" (3.96m x 3.28m)

### BEDROOM 2

12' 8" x 9' 8" (3.86m x 2.95m)

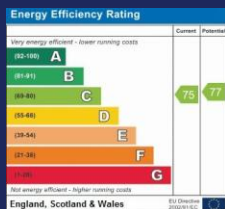
### BATHROOM

### SEPARATE WC

### PRIVATE REAR GARDEN

33' x 30' (10.06m x 9.14m)

Total area: approx. 64.7 sq. metres (696.1 sq. feet)



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