



12 Barton Court, The Street, Rustington BN16 3PU  
**£195,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **2 Bedrooms**
- **En Suite Bathroom/WC**
- **Separate Shower Room/WC**
- **Chair Lift to First Floor**
- **Gas Central Heating**
- **Residents Lounge & Laundry Room**
- **No Onward Chain**
- **EPC: - 'C'**

A first floor flat which forms part of a purpose built retirement development conveniently located in central Rustington.

In brief the accommodation comprises: - private front door and entrance hall with stairs and chair lift to the first floor; large lounge, kitchen with some built in appliances, master bedroom with built in wardrobes, en suite bathroom/WC, second bedroom and a separate shower room/WC. Outside there are well maintained communal gardens and residents parking bays to the front.

Features include gas central heating, double glazing, visiting manager and 24 hour alarm pull cord system and gated security entry phone.

Barton Court is situated midway along The Street which in turn runs directly into the village centre and shops. The buses also run along The Street outside Barton Court and it is located adjacent to Westcourt Medical Centre.

LEASE: - TBA

MAINTENANCE: - TBA

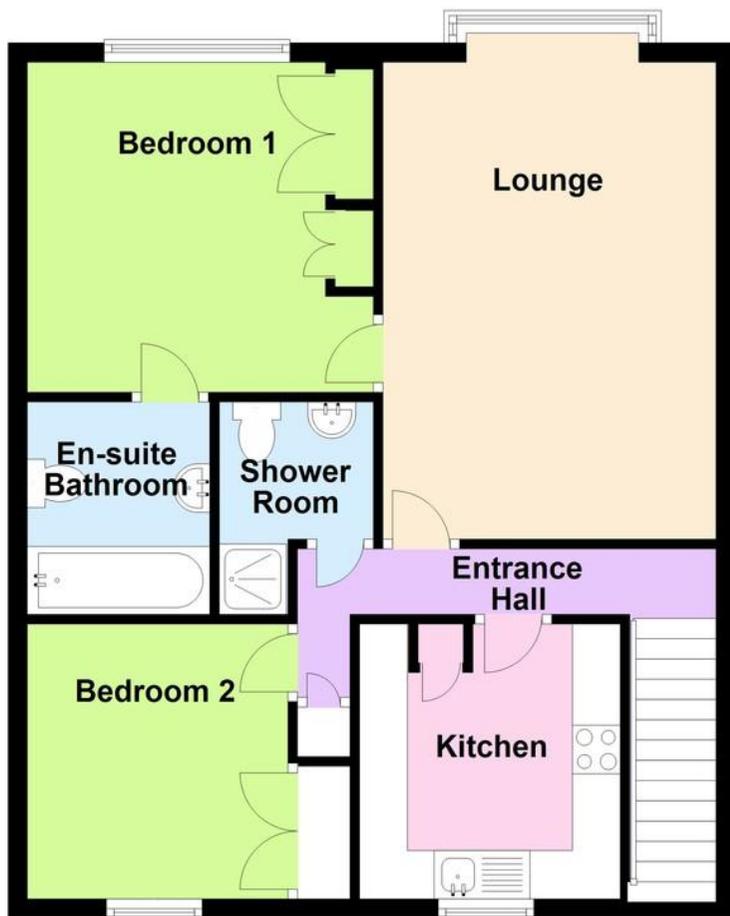
GROUND RENT: -

AGE RESTRICTION: - 55 years and over.

NO PETS



**First Floor**  
Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 sq. feet)

**GATED ENTRANCE & SECURITY ENTRY PHONE**

**PERSONAL FRONT DOOR**

**HALL & CHAIR LIFT TO FIRST FLOOR**

**ENTRANCE HALL**

**LOUNGE**

16' 2" x 11' 5" (4.93m x 3.48m)

**KITCHEN**

9' 8" x 8' 5" (2.95m x 2.57m)

**BEDROOM 1**

11' 10" x 11' 2" (3.61m x 3.4m)

**EN SUITE BATHROOM/WC**

**BEDROOM 2**

9' 3" x 8' 4" (2.82m x 2.54m)

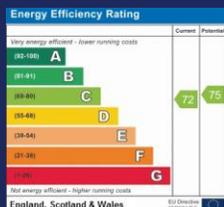
**ADDITIONAL SHOWER ROOM/WC**

**COMMUNAL GARDENS**

**RESIDENTS LOUNGE**

**LAUNDRY ROOM**

**RESIDENT PARKING**



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

