



9 Silverwood Court, Wakehurst Place, Rustington BN16 3UZ
£210,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- Ground Floor
- 2 Double Bedrooms
- 17'8 Lounge/Dining Room
- Patio Area
- No Chain Involved
- Communal Gardens
- Central Rustington
- EPC Rating: - 'C'

A well presented ground floor retirement flat with two double bedrooms and a small patio area with a pleasant sunny aspect overlooking the well maintained communal gardens. The property is situated in the centre of Rustington within easy reach of local amenities and the comprehensive shopping facilities.

There is a pleasant communal lounge for the residents as well as communal gardens which are well tended and a parking area. There is also a visitors guest suite available.

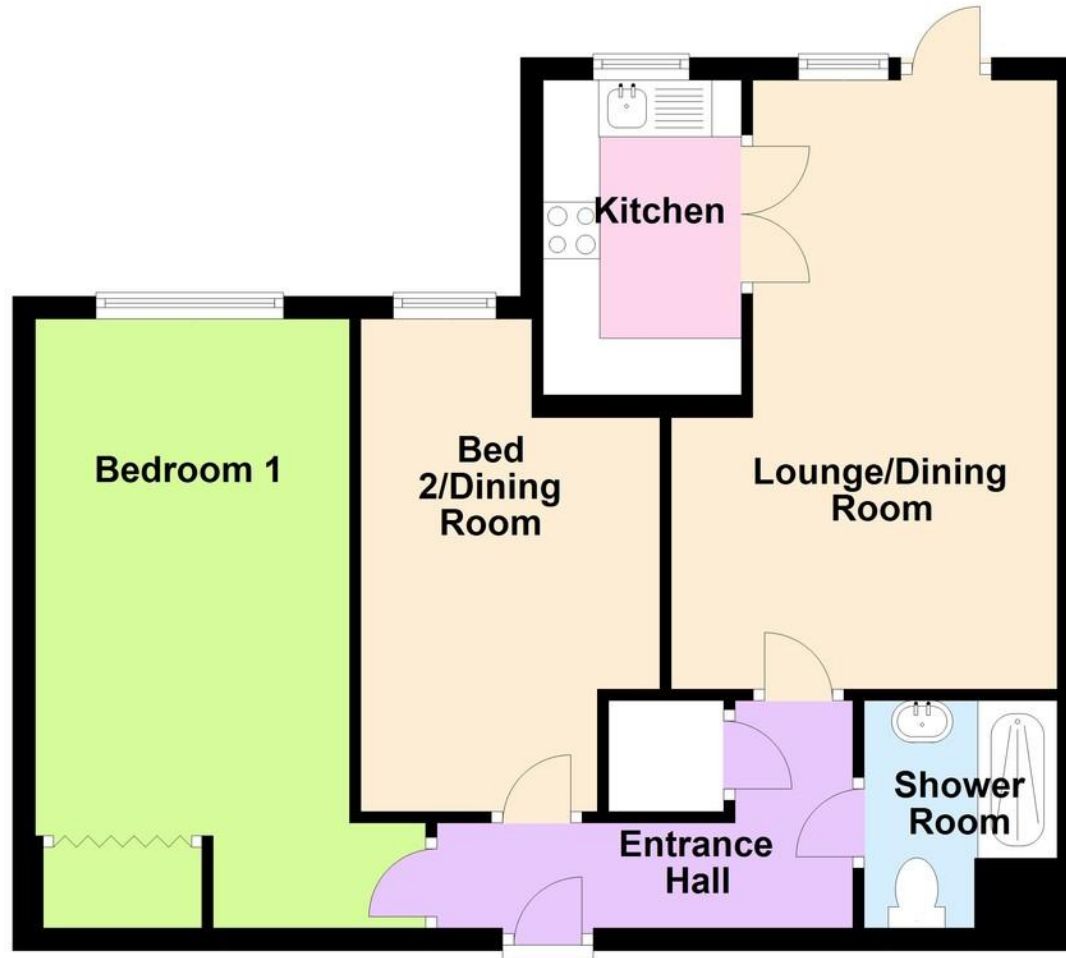
Silverwood Court is a McCarthy & Stone Retirement Development consisting of 31 properties on 3 floors with a Manager on duty during the weekday mornings and then a 24 hour emergency pull cord system. Situated just to the North of the village centre and can be found in Wakehurst Place which is off Woodlands Avenue which in turn accesses the main Rustington village car park behind the main shopping parade.

Lease - 125 years from March 1998
Ground Rent - £385.00 per annum
Maintenance Charge - £4,032.00 per annum
Council Tax - Band 'D'

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



SECURITY ENTRYPHONE SYSTEM

ENTRANCE HALL

LOUNGE/DINING ROOM

17' 8" x 11' 2" (5.38m x 3.4m)
narrowing to 8'9"

KITCHEN

9' x 5' 9" (2.74m x 1.75m)

BEDROOM 1

17' 7" x 8' 6" (5.36m x 2.59m)

BEDROOM 2

14'3" narrowing to 12' 3" x 8' 8" (4.34m x 2.64m)

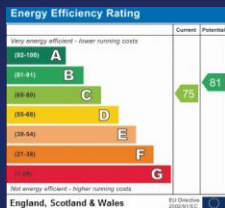
SHOWER ROOM

COMMUNAL RESIDENTS LOUNGE

GUEST SUITE

RESIDENTS PARKING

COMMUNAL GARDENS



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