



21 Willow Court, Woodlands Avenue, Rustington BN16 3EY  
**£235,000 Leasehold**

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



# INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Flat
- 2 Bedrooms
- Close to Village & Shops
- En Suite Shower Room/WC
- Main Bathroom/WC
- No Onward Chain
- Gas Central Heating
- Allocated Parking Space
- EPC Rating: - 'C'

A ground floor purpose built flat forming part of a modern development conveniently situated in the heart of Rustington, close to the village centre and shops.

In brief the accommodation comprises: - entrance hall, lounge, kitchen, two bedrooms, en suite shower room/WC to bedroom one and additional main bathroom/WC. Outside there are maintained communal gardens and a private allocated parking space (no.21).

Features include gas central heating, double glazing, no onward chain and security entry phone system.

Willow Court is situated on the corner of Wakehurst Place and Woodlands Avenue which in turn leads directly into The Street and the shops.

Lease - Remainder of a 125 year lease from 2015

Service Charge - £800.56 per half year

Ground Rent - £250

Managing Agents: - Homeground Management Ltd, PO Box 6433, London W1A 2UZ

No Pets Permitted

Council Tax Band - 'B'

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. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 sq. feet)

## SECURITY ENTRYPHONE SYSTEM

### ENTRANCE HALL

### LOUNGE

20' 8" x 11' 2" (6.3m x 3.4m)

### KITCHEN

9' 9" x 9' 1" (2.97m x 2.77m)

### BEDROOM 1

16' 6" x 9' 1" (5.03m x 2.77m)

### EN SUITE SHOWER ROOM/WC

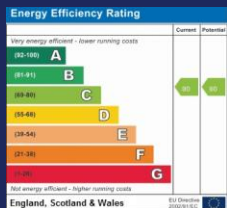
### BEDROOM 2

10' 4" x 9' (3.15m x 2.74m)  
minimum

### BATHROOM/WC

### ALLOCATED PARKING SPACE

Number 21



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