



1 Woodlands Court, Woodlands Avenue, Rustington BN16 3EU  
**£320,000 Leasehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Ground Floor Flat**
- **2 Double Bedrooms**
- **Large Private Garden**
- **Close to Village & Shops**
- **Like Living in a Bungalow**
- **Viewing Recommended**
- **Garage**
- **Council Tax Band 'B'**
- **EPC Rating 'C'**

"Just like living in a bungalow" is the best way we can describe this unique ground floor flat in the centre of Rustington. The flat has its own front and rear doors and a sunny south facing private garden with direct access into the flat via a sliding patio door into the lounge. Outside there is a garden shed and a garage.

Internally the accommodation is particularly bright and spacious and the kitchen and bathroom have been modernised.

We would strongly advise internal viewing to fully appreciate this delightful and most unusual flat and we would urge anyone who has been looking for a bungalow to consider this property as an alternative.

Features include gas fired central heating and double glazing, large gardens to 3 sides, a useful rear lobby giving side access to the garages, low regular outgoings and the flat is offered for sale in excellent decorative order throughout.

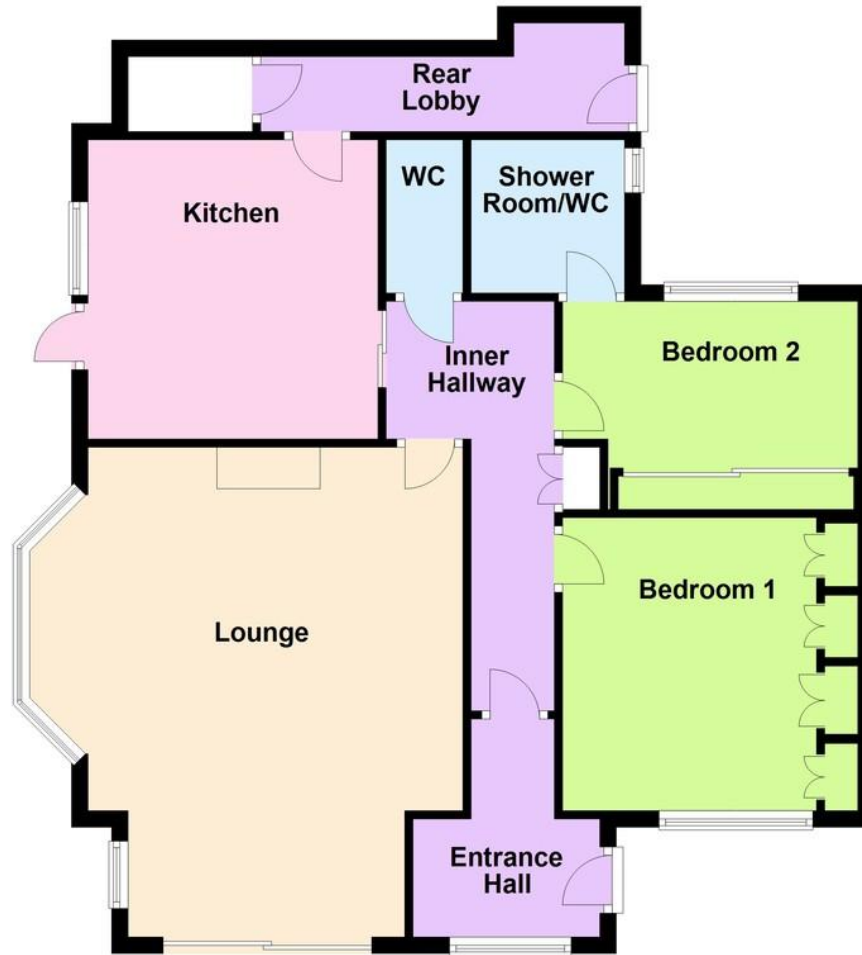
Woodlands Court is conveniently situated in the centre of Rustington, close to the comprehensive shopping parades and other local amenities. Woodlands Avenue runs between Ash Lane and The Street.

Remainder of a 999 year lease and a quarter share of the Freehold  
£100 a month service charge - including building insurance  
In excess of £5,000 in reserve funds  
Woodlands Court Rustington Ltd - Management Company

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. 85.9 sq. metres (924.9 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

**PRIVATE ENTRANCE HALL**

**INNER HALL**

**LOUNGE/DINING ROOM**

19' 5" x 17' 2" (5.92m x 5.23m)  
max

**KITCHEN**

11' 10" x 11' 6" (3.61m x 3.51m)

**BEDROOM 1**

11' 7" x 9' 10" (3.53m x 3m)

**BEDROOM 2**

10' 2" x 7' 10" (3.1m x 2.39m)

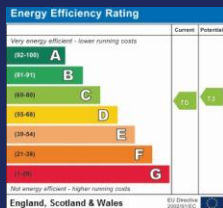
**EN SUITE SHOWER ROOM/WC**

**ADDITIONAL SEPARATE WC**

**REAR LOBBY & ACCESS**

**GARAGE**

**PRIVATE GARDENS TO 3 SIDES**



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

