



2 Chichester Court, Rustington BN16 3EL
£295,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Popular Church Farm Garden
- Spacious 2 Bedroom House
- Ground Floor Cloakroom
- Refitted Kitchen, Shower Room & Cloakroom
- Internal Viewing Recommended
- Close to Village & Shops
- Private Garden & Garage
- Council Tax Band 'C'
- EPC Rating: - 'C'

A bright and spacious 2 bedroom house which is conveniently situated close to the village centre and comprehensive shopping parades. The house is offered for sale in immaculate decorative order and has been modernised so internal viewing is strongly recommended.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, refitted kitchen, spacious through lounge/dining room, 2 bedrooms and a refitted modern shower room/WC. Outside there is a courtyard style private rear garden which accesses the garage and utility room to the rear.

Features include:- gas fired central heating (new boiler fitted in June 2023), underfloor heating in the bathroom, double glazing and the roof has just been refurbished.

Chichester Court is a very pleasant and popular location with attractive 'water' themed communal front garden area. Located just off Ashwood Drive which runs between Woodlands Avenue and Ash Lane.

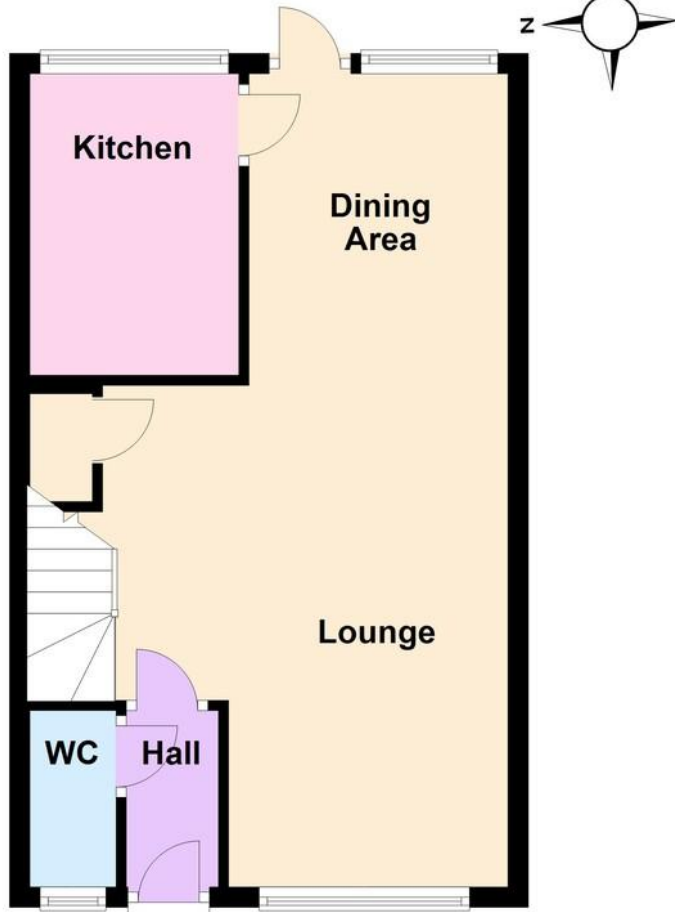
LEASE - Remainder of a long 999 year Lease with a Share of the Freehold available.

ESTATE CHARGE – £440 per annum including the ground rent.



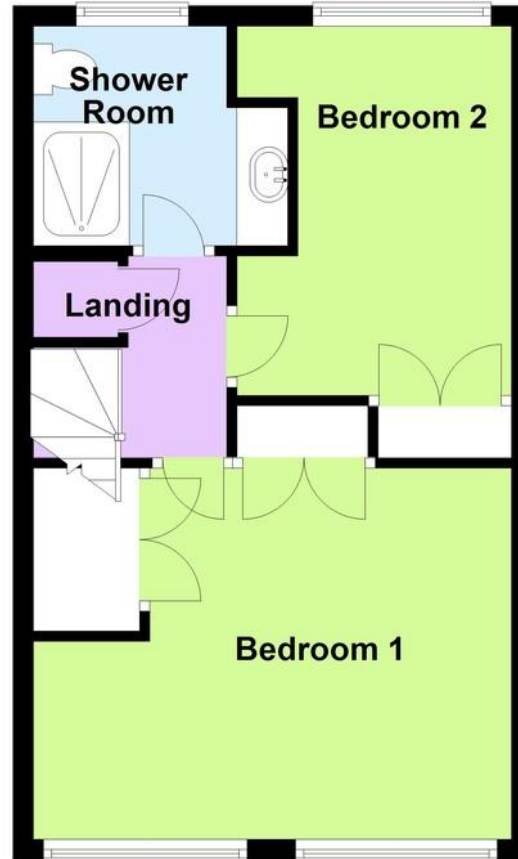
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 74.6 sq. metres (803.3 sq. feet)

ENTRANCE HALL

CLOAKROOM

THROUGH LOUNGE/DINING ROOM
26' 1" x 12' 5" (7.95m x 3.78m)
max

KITCHEN
9' 8" x 6' 7" (2.95m x 2.01m)

BEDROOM 1
15' 5" x 12' (4.7m x 3.66m)
max

BEDROOM 2
11' 10" x 8' 3" (3.61m x 2.51m)
max

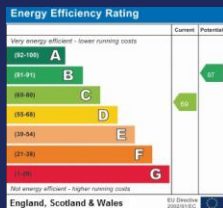
SHOWER ROOM/WC

PRIVATE GARDEN

GARAGE
14' 4" x 10' (4.37m x 3.05m)

UTILITY ROOM
5' 6" x 10' (1.68m x 3.05m)

COMMUNAL THEMED 'WATER' GARDEN



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