



26 Chichester Court, Rustington BN16 3EL  
**£185,000 Leasehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Flat
- Central Rustington
- Double Bedroom
- Gas Central Heating & Double Glazing
- Refitted 'Wet Room' Shower/WC
- No Onward Chain
- Remainder of a Long 999 Year Lease
- Council Tax Band 'B'
- EPC Rating TBC

A spacious ground floor flat in central Rustington, close to the village centre and shops.

In brief the accommodation comprises: - entrance hall, large lounge, refitted kitchen, double bedroom with built in wardrobes and a refitted 'wet room' shower and WC.

Features include gas central heating, double glazing and the flat is offered for sale in excellent decorative order and new carpets in the lounge and bedroom.

Chichester Court forms part of the ever popular Church Farm Gardens Development which is pleasantly situated in the heart of Rustington village centre and Chichester Court can either be accessed from Woodlands Avenue or Ashwood Drive. Chichester Court has a very attractive 'water themed' communal garden with ponds and a fountain etc.

Lease: - Remainder of a 999 year Lease

Service Charge - £1,028 per annum.

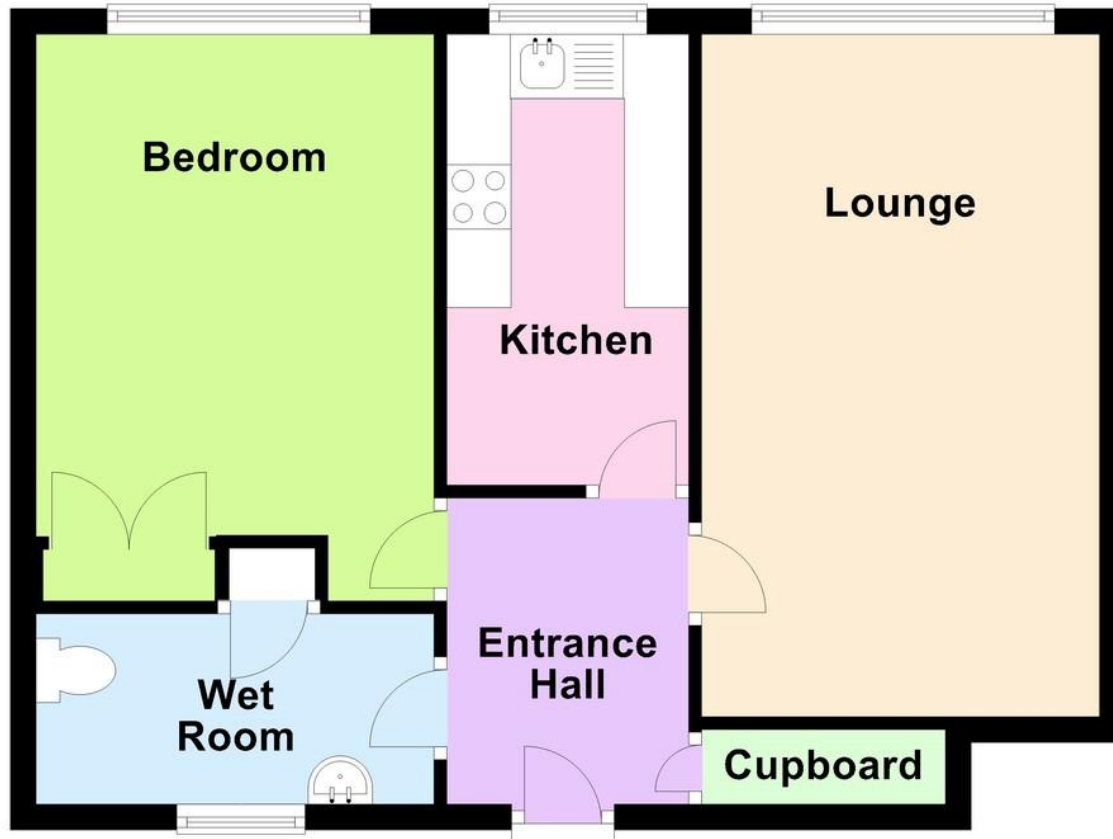
Ground Rent - £32 per annum

Managing Agents – Hobdens, 41A Beach Road, Littlehampton



## Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



Total area: approx. 48.8 sq. metres (524.8 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

17' 5" x 10' 3" (5.31m x 3.12m)

**KITCHEN**

13' 2" x 6' 2" (4.01m x 1.88m)

**BEDROOM**

14' 5" x 10' 3" (4.39m x 3.12m)

**'WET ROOM' SHOWER/WC**

**COMMUNAL GARDENS**

**EPC TO  
FOLLOW**



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