



1 Silverwood Court, Wakehurst Place, Rustington BN16 3UZ
£150,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- Ground Floor
- Unique Private Door Into The Flat
- 1 Double Bedroom
- Modern Electric Heating
- 24 Hour Alarm Pull Cord
- Central & Close to Shops
- Council Tax Band 'C'
- EPC Rating ' D'

A ground floor 1 bedroom retirement flat situated in the heart of Rustington village centre, only a moments walk away from the comprehensive shopping parades.

Silverwood Court is a McCarthy & Stone retirement development consisting of 31 properties on 3 floors with a manager on duty during the week, 9.00am - 2.30pm approximately, and then a 24 hour emergency pull cord system.

Number 1 has a unique feature which is direct access in the flat's lounge from outside, i.e., its' own private front door, so the owner can choose to either use the main communal entrance or go directly into the flat via a ramped entrance. In brief the accommodation comprises: - entrance hall, double aspect spacious lounge (did we mention the door to outside!!), kitchen, double bedroom and bathroom/WC.

The development also has a communal residents lounge, guest suite and very attractive and well maintained communal gardens which are mainly laid to lawn with established tree and shrub borders. There is also a paved seating area with wooden pergola.

Silverwood Court is located on the corner of Wakehurst Place and Woodlands Avenue which leads directly into The Street and shops.

Age Restrictions Apply. Single residents are required to be a minimum of 60 years old. If a couple, one can be younger but must be a minimum of 55 years old.

Service Charge - 1/3/25 - 31/8/25 £1,746.70 per half year

Ground Rent - £303.86 per half year

Lease - 125 years from 1998

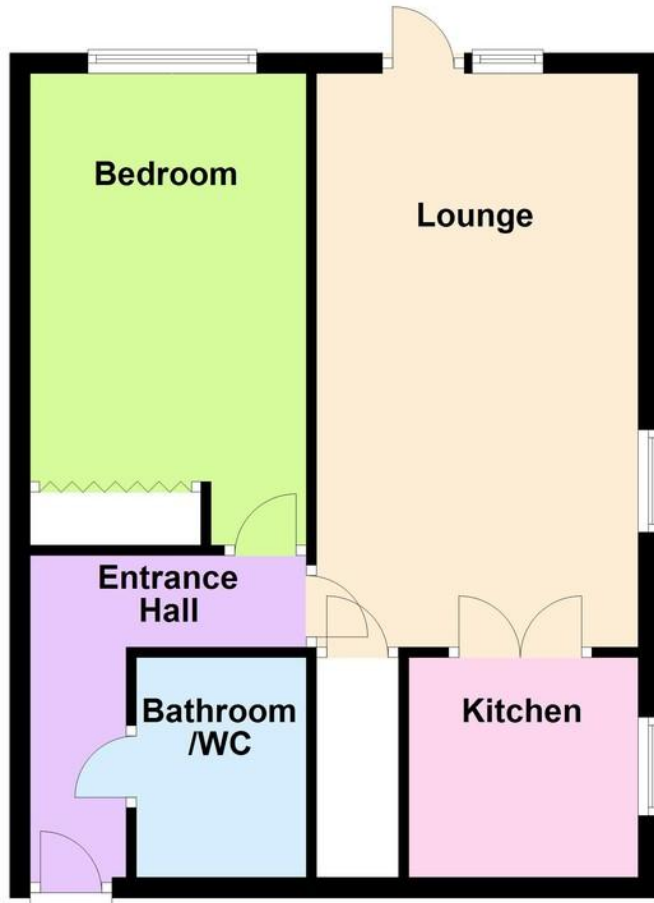
Pets are permitted, with permission, but cannot be replaced.

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. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 46.6 sq. metres (501.3 sq. feet)

SECURITY ENTRY SYSTEM

COMMUNAL ENTRANCE & HALLWAY

(PRIVATE DOOR ALSO INTO LOUNGE)

ENTRANCE HALL

LOUNGE

18' 4" x 10' 3" (5.59m x 3.12m)

KITCHEN

7' 4" x 7' (2.24m x 2.13m)

BEDROOM

13' x 8' 10" (3.96m x 2.69m)

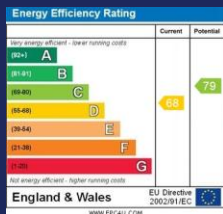
BATHROOM/WC

RESIDENTS LOUNGE

GUEST SUITE

RESIDENTS PARKING

COMMUNAL GARDENS



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