



Flat 5, Ffynches Lodge, 18 The Street BN16 3NX
£215,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Central Rustington
- First Floor Flat
- Double Bedroom
- Refitted Bathroom
- Electric Central Heating
- Double Glazing
- Garage & Parking
- Council Tax Band 'B'
- EPC Rating 'E'

A rare opportunity to acquire a first floor one bedroom flat which is conveniently situated in the heart of Rustington village, close to the local shops and other comprehensive amenities.

Features include: - own private entrance and front door, double glazing, remainder of a long 999 year lease, no onward chain, garage and delightful setting in large communal gardens.

In brief the accommodation comprises: - private front door and entrance hall to stairs and first floor landing, large lounge with picture window, double bedroom with built in wardrobe, kitchen and bathroom.

Outside there are large mainly laid to lawn communal gardens with established borders and a garage which is located to the rear. There is also residents and visitor parking.

Ffynches Lodge is pleasantly situated just off The Street in Rustington accessed from a private drive.

We would strongly recommend viewing the property to fully appreciate the accommodation and location.

LEASE - 999 years from 1970
MAINTENANCE - £120 per month
GROUND RENT - £20 per annum
PETS ALLOWED

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.





Total area: approx. 51.6 sq. metres (555.0 sq. feet)

PRIVATE FRONT DOOR

GROUND FLOOR ENTRANCE
Stairs to: -

FIRST FLOOR LANDING

LOUNGE
14' 2" x 13' 4" (4.32m x 4.06m)

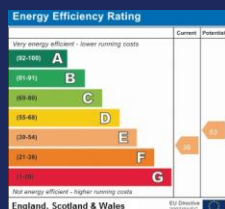
KITCHEN
9' x 6' 2" (2.74m x 1.88m)

BEDROOM
12' 10" x 9' 9" (3.91m x 2.97m)

REFITTED BATHROOM
6' 6" x 5' 7" (1.98m x 1.7m)

GARAGE

COMMUNAL GARDENS



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