



Flat 32 Barton Court, 14/16 The Street, Rustington BN16 3PU  
**£248,500 Leasehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- 2 Bedroom Ground Floor Flat
- Retirement Development
- En Suite Bathroom/WC
- Additional Separate Shower Room/WC
- Gas Central Heating
- South Facing Private Patio
- Available Immediately - No Onward Chain
- Council Tax Band 'D'
- EPC Rating 'C'

A rarely available ground floor two bedroom flat set within a very popular retirement development in central Rustington.

In brief the accommodation comprises: - private front door to entrance hall, lounge with sliding door to a private south facing patio, kitchen, two bedrooms, en suite bathroom/WC and additional separate shower room/WC.

Features include gas central heating, double glazing, private patio, gated main entrance with security entryphone system and the property is offered for sale with no onward chain. 24 hour alarm pull cord and a visiting manager.

Outside there are well maintained communal gardens and to the front there are resident parking bays.

Barton Court is situated midway along The Street which in turn runs directly into the village centre and shops. Buses also run along The Street outside Barton Court which is located adjacent to Westcourt Medical Centre.

Age Restrictions - 55 years and over

Lease - 125 years from 1988

Service Charge - £2,984 per annum, paid half yearly.

Ground Rent - £200 per annum.

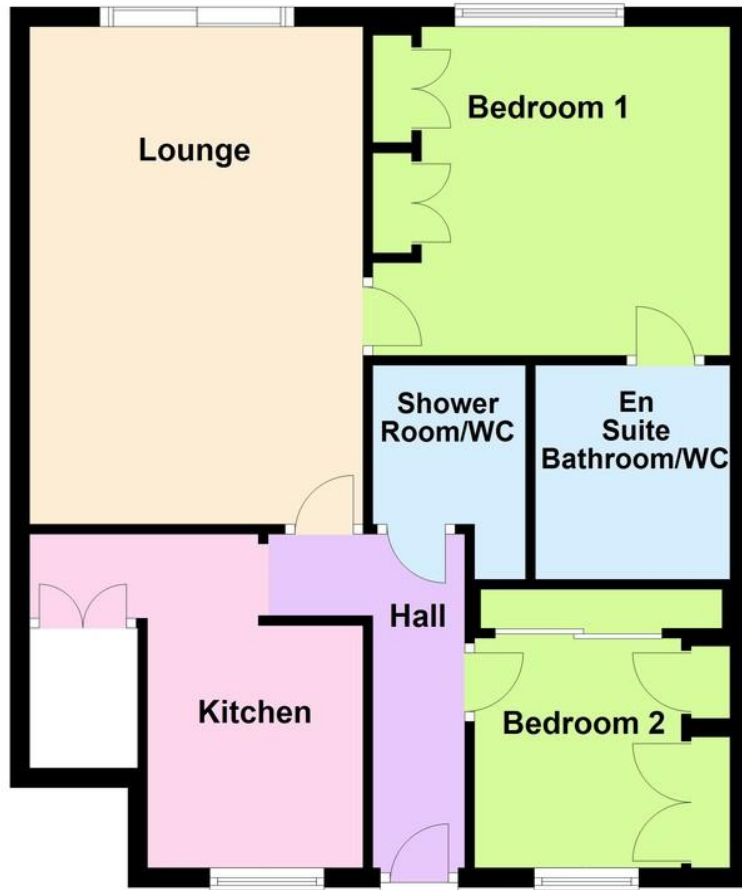
Pets not Permitted.

Managing Agents - Hobdens Property Management Ltd



## Ground Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



Total area: approx. 60.7 sq. metres (653.4 sq. feet)

**SECURE GATED ENTRANCE**

**PERSONAL FRONT DOOR**

**ENTRANCE HALL**

**LOUNGE**

18' 5" x 11' 3" (5.61m x 3.43m)

**KITCHEN**

11' 3" x 7' 3" (3.43m x 2.21m)  
(max)

**BEDROOM 1**

12' x 11' (3.66m x 3.35m)

**EN SUITE BATHROOM/WC**

**BEDROOM 2**

8' 9" x 7' (2.67m x 2.13m)

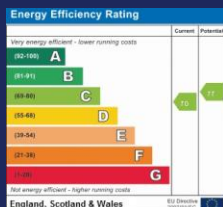
**ADDITIONAL SHOWER ROOM/WC**

**PRIVATE SOUTH FACING PATIO**

**RESIDENTS LOUNGE**

**LAUNDRY ROOM**

**RESIDENTS CAR PARK**



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