



20 Silverwood Court, Wakehurst Place, Rustington BN16 3UZ  
**£155,000 Leasehold**

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



# INDEPENDENT ESTATE & LETTING AGENTS

- **Modern Retirement Flat**
- **Double Bedroom with Built in Wardrobes**
- **Refurbished & Modernised Throughout**
- **Security Entryphone & Passenger Lift**
- **Manager & 24 Hour Pull Cords**
- **Residents Parking**
- **Close to Village & Shops**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**

A first floor 1 bedroom retirement flat that is 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 visiting manager and then a 24 hour emergency pull cord system.

No 20 is located on the first floor and has a lovely aspect looking out towards Woodlands Avenue.

The flat has been modernised and redecorated by the present owner and therefore internal viewing is strongly recommended. Features include modern electric heating, refitted kitchen with built in oven and hob, refitted shower room/WC, double glazing and excellent decorative order throughout.

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 age of 60 years old. If a couple, one can be younger but must be a minimum of 55 years old.

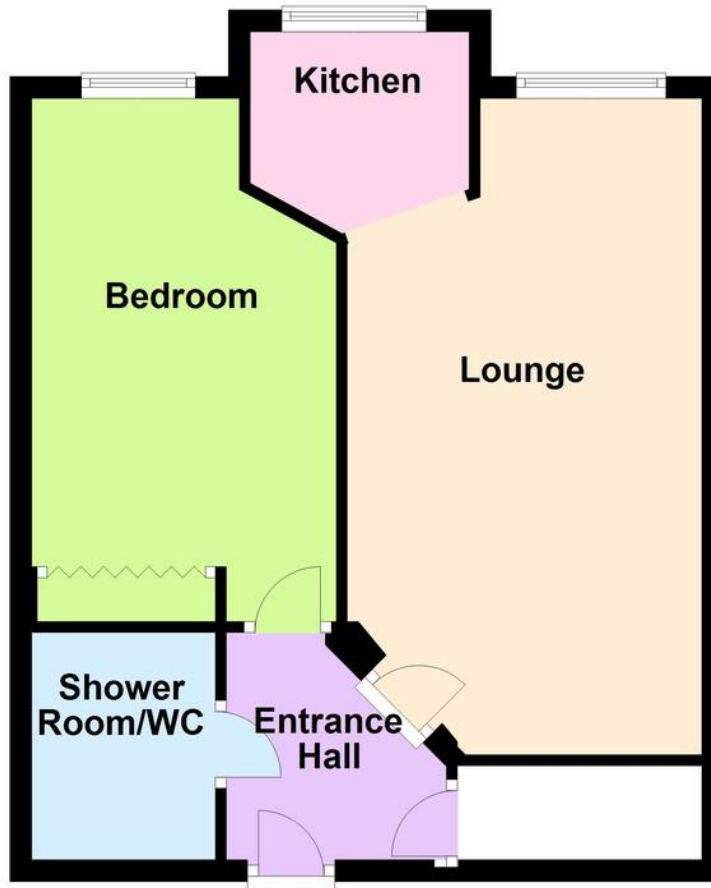
Service Charge £1,746.70 per half year.

Ground Rent £303.86 per half year.

Pets are allowed, subject to permission and restrictions.



Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 43.6 sq. metres (469.7 sq. feet)

**ENTRYPHONE SYSTEM**

**COMMUNAL ENTRANCE HALL**

**STAIRS & PASSENGER LIFT**

**ENTRANCE HALL**

**LOUNGE**

19' 8" x 10' 8" (5.99m x 3.25m)

**REFITTED KITCHEN**

7' 7" x 7' (2.31m x 2.13m)

**BEDROOM**

13' 7" x 9' 2" (4.14m x 2.79m)

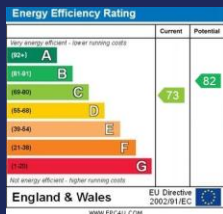
**REFITTED SHOWER ROOM/WC**

**RESIDENTS LOUNGE**

**RESIDENTS PARKING**

**COMMUNAL GARDENS**

**GUEST SUITE**



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**



