



11 Abbotswood, Station Road, Rustington BN16 3BJ
£110,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Retirement Flat
- 1 Bedroom
- 'Jack & Jill' Wet Room
- Underfloor Heating
- Various Amenities Available
- No Onward Chain
- Over 60's
- Council Tax Band 'B'
- EPC Rating: - 'B'

Abbotswood bridges the gap between conventional retirement housing and a residential or nursing home by offering the best of both worlds. Number 11 is for sale at a 75% share with the remaining 25% owned by Saxon Weald with no rent to pay on their share.

There are a variety of services available to residents including a restaurant serving breakfast and lunch, communal lounge, guest suite, mobility scooter storage room, hairdressing and beauty treatment room, assisted bathing facilities, an on site care team and emergency pull cords. Some services such as the restaurant and care team incur an additional charge.

The flat itself is on the ground floor with a door from the lounge to a small patio, modern kitchen and a wet room which is accessed from either the hall or the bedroom.

Estimated Charges 2023/2024
COMMUNAL CHARGES - £5,106.79
FLAT 11 CHARGES - £1,283.42
TOTAL - £6,390.21
MONTHLY CHARGE - £532.52



Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



ENTRANCE HALL

LOUNGE

17' x 11' 6" (5.18m x 3.51m)

KITCHEN

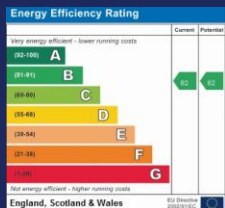
8' 8" x 8' 6" (2.64m x 2.59m)

BEDROOM

15' 8" x 11' 2" (4.78m x 3.4m)

WET/SHOWER ROOM

Total area: approx. 51.6 sq. metres (555.9 sq. feet)



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