



27 The Leas, Rustington BN16 3SE
£245,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Retirement Flat
- Private South Facing Garden
- Conservatory
- 2 Double Bedrooms
- No Onward Chain
- Close to Local Shops & Station
- Garage Available Separately
- Council Tax Band 'D'
- EPC Rating 'D'

A rarely available ground floor flat with it's own private courtyard garden, very pleasantly located within a residential development for those of state retirement age and above.

In brief the accommodation comprises:- private front door and entrance hall, inner hall, spacious lounge, conservatory, kitchen, two double bedrooms and a shower room/WC.

Outside, the flat enjoys it's own private south facing courtyard style garden.

Features include a 24 hour emergency pull cord, resident development manager, modern electric heating, double glazing and the flat is offered for sale with no onward chain.

The Leas is conveniently situated just off Station Road within close proximity of local shops at Station Parade and Angmering mainline railway station and Sainsburys, Dunelm, Halfords and Pets at Home are also nearby.

SERVICE CHARGE - £3106.60 per annum paid quarterly in advance.

LEASE - 125 years from 24th June 1988.

GROUND RENT - £165 per half year

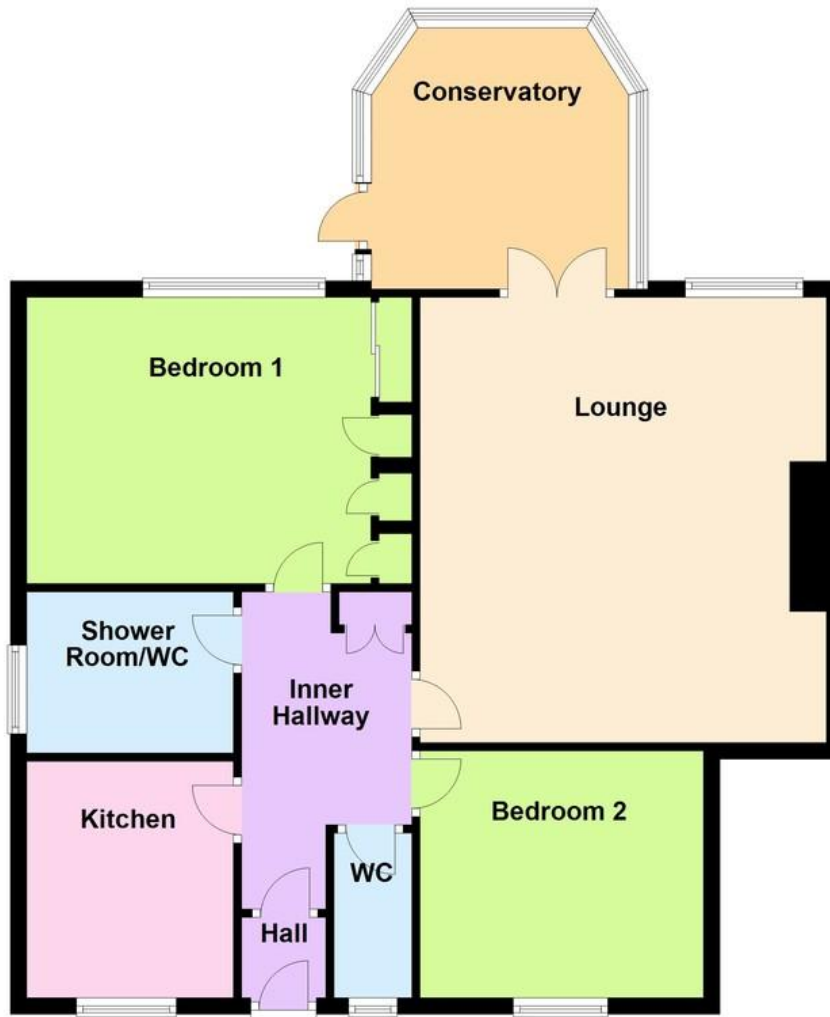
AGE RESTRICTION - Purchasers and occupants must be of state retirement age or above. State retirement age is currently 66 for both men and women.

AGENTS NOTE: - A garage is available to purchase within the development by separate negotiation, if desired. The garage, number 20, is held on a 125 year Lease from 24th June 1988. It has power, light and electric up and over door. Ground rent is £10 per annum and the service charge is £170 per annum. **PRICED AT £15,000**

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.



Approx. 88.6 sq. metres (953.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

ENTRANCE HALL

CLOAKROOM

INNER HALL

LOUNGE

17' 8" x 16' 3" (5.38m x 4.95m)

CONSERVATORY

10' 3" x 10' 1" (3.12m x 3.07m)

KITCHEN

9' 9" x 8' 3" (2.97m x 2.51m)

BEDROOM 1

15' 5" x 11' 5" (4.7m x 3.48m)

BEDROOM 2

11' 4" x 9' 10" (3.45m x 3m)

REFITTED MODERN SHOWER ROOM/WC

**PRIVATE SOUTH FACING
COURTYARD GARDEN**

GARAGE

Available separately, if required.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		59	76
EU Directive 2002/91/EC			



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