



Flat 5, Ffynches Lodge, 18 The Street BN16 3NX  
**£207,500 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.



## First Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



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**

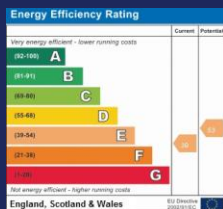
12' 10" x 9' 9" (3.91m x 2.97m)

**REFITTED BATHROOM**

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

**GARAGE**

**COMMUNAL GARDENS**



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