



2 Harwood Apartments, 70 Woodlands Avenue, Rustington BN16 3FL
£350,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Ground Floor Apartment**
- **Two Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Internal Viewing Recommended**
- **Heart of Rustington**
- **Pleasant Views onto Garden**
- **Gated Development & Allocated Parking**
- **Council Tax Band 'C'**
- **EPC Rating 'B'**

We are delighted to present an exquisite, purpose-built ground floor apartment, constructed to an exceptional standard in 2019 and offering a unique bungalow-style living experience. Immaculately maintained, this luxury property boasts direct access to beautifully established communal gardens, benefitting from delightful south and west-facing aspects that flood the interior with natural light and provide tranquil views all year round.

Spanning approximately 810 sq. ft., the layout features two generous double bedrooms, including a superb principal suite complete with an en suite shower room, complemented by a stylish main bathroom. The heart of the home is an elegant fitted kitchen, finished with gleaming quartz worktops and equipped with high-end Neff integrated appliances-perfect for contemporary living and entertaining.

Comfort is assured throughout, with state-of-the-art gas underfloor heating and triple-glazed windows ensuring warmth and quiet relaxation at every turn. The property is located within a secure, gated development and benefits from a private allocated parking space. The apartment is offered for sale with no onward chain.

Ideally situated in the heart of Rustington village centre in West Sussex, residents are just a stone's throw from the bustling shopping parades. Enjoy immediate access to a fantastic selection of national high street names including Waitrose, Boots, and Superdrug, alongside a charming array of independent local retailers, cafés, restaurants and amenities.

This outstanding apartment perfectly blends luxury, convenience, and style in a highly desirable location. The apartment is 0.7 mile from the sea and 1.4 miles from Angmering mainline railway station. Viewings are recommended-arrange your visit today to fully appreciate everything this exceptional home has to offer.

Lease – 125 years from 2019
Ground rent - £250 per annum
Maintenance - £1336.57 per half year

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.



Apartment

Approx. 75.3 sq. metres (810.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.9 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE & INNER HALL

PRIVATE FRONT DOOR

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN
18' 9" x 17' (5.72m x 5.18m)

MASTER BEDROOM
17' 2" x 10' 2" (5.23m x 3.1m)

EN SUITE SHOWER ROOM & WC

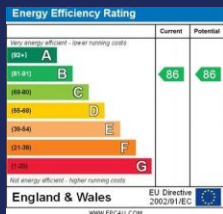
BEDROOM TWO
12' 8" x 12' 4" (3.86m x 3.76m)

MAIN BATHROOM & WC

ALLOCATED PARKING SPACE

WEST FACING PATIO

ESTABLISHED COMMUNAL GARDENS & PATIO



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