



29 Elm Place, Rustington BN16 3BL
£195,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Flat**
- **2 Double Bedrooms**
- **Spacious Accommodation**
- **14'8 Kitchen/Breakfast Room**
- **Double Glazing**
- **Gas Heating**
- **Private Entrance**
- **Garage**
- **EPC Rating: - 'C'**

A spacious first floor flat with 2 double bedrooms, a garage and spacious accommodation including 15'8 lounge, 14'8 kitchen/breakfast room and 9'9 x 8'9 dining area.

Viewing is strongly recommended to appreciate this opportunity to purchase such a well located property which also benefits from its own entrance and is in need of some updating and redecoration internally.

The accommodation in brief comprises: - private front door to ground floor entrance hall and stairs to first floor: dining area, lounge, kitchen/breakfast room, two bedrooms, shower room and separate WC. There are communal gardens to the front and rear and the garage is situated in a compound just behind the property.

Elm Place is situated just off Station Road and is within minutes' walking distance of Rustington's comprehensive shopping facilities.

Remainder of a 999 year lease from 1961
Maintenance Charge – Approx. £2,052 per annum
Ground Rent - £10 per annum
Council Tax - Band B



First Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.8 sq. feet)

ENTRANCE DOOR

STAIRS TO FIRST FLOOR

ENTRANCE HALL/DINING AREA

9' 9" x 8' 9" (2.97m x 2.67m)

LOUNGE

15' 8" x 12' 7" (4.78m x 3.84m)

KITCHEN

14' 8" x 8' 10" (4.47m x 2.69m)
narrowing to 6'3 (2.7m)

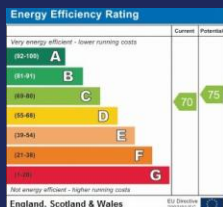
BEDROOM 1

14' x 12' 6" (4.27m x 3.81m)

BEDROOM 2

11' 5" x 10' (3.48m x 3.05m)

GARAGE



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