



17 The Leas, Rustington BN16 3SE  
**£260,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Cottage
- 2 Bedrooms
- En Suite Shower Room & Additional Bathroom
- Ground Floor Cloakroom
- Private Garden
- Landscaped Communal Gardens
- Age Restriction Applies
- Council Tax Band - 'D'
- EPC Rating: - 'C'

Nestled within a sought-after retirement complex, this well presented two double bedroom cottage offers an exceptional opportunity to enjoy a peaceful lifestyle in the desirable location of Rustington, West Sussex. Thoughtfully designed for comfort and security, the property benefits from a visiting manager and 24-hour careline support, giving complete peace of mind to its residents.

Upon entering, you will find a welcoming ground floor with a convenient cloakroom and a spacious lounge/dining room-ideal for entertaining or relaxing at home. The modern gas central heating and double glazing ensure warmth and efficiency throughout the year. The home features a stylish bathroom as well as an en suite shower room, making daily routines comfortable and hassle-free.

Step outside to discover a delightful private courtyard garden, perfect for enjoying the tranquil surroundings or perhaps some light gardening. Residents enjoy the benefit of well-maintained communal gardens, beautifully landscaped with a charming water feature, bringing a sense of relaxation and community. To complete the offering, this home includes exclusive parking for residents and visitors.

Socialise in the communal residents' lounge or take advantage of the charming, peaceful environment the complex provides.

The location is truly outstanding. Set on the borders of Rustington, East Preston, and Angmering, this property is ideally positioned for easy access to a wide range of local amenities. Fantastic convenience is right on your doorstep with the shops at Station Parade just a short distance away, and excellent transport connections including Angmering mainline railway station and local bus routes close by. For your daily essentials, a large Sainsbury's store is also close by.

With space, comfort, and a wonderful setting within one of the area's most desirable retirement developments, this cottage offers the unique combination of privacy and community. Early viewing is strongly recommended to appreciate all this property has to offer-arrange your visit today.

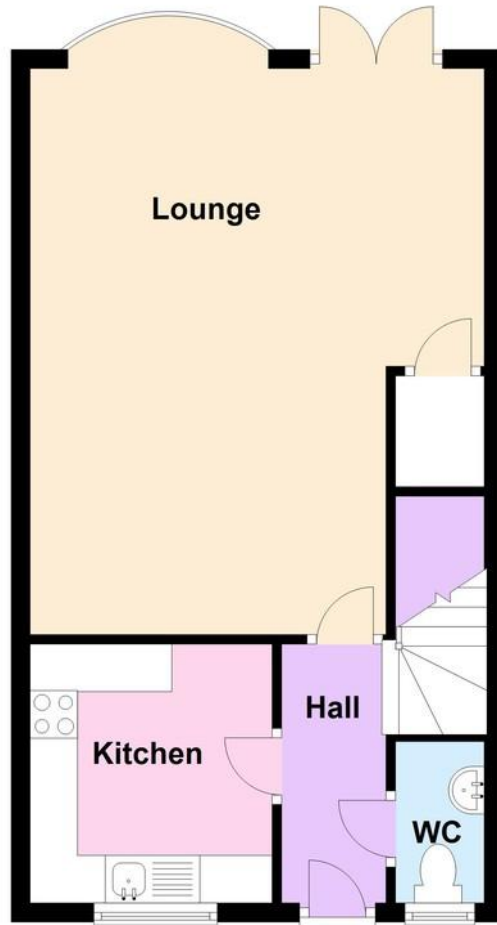
LEASE - 125 years from 24/06/1988  
GROUND RENT - £410 per annum  
SERVICE CHARGE - Approx. £3,500 per annum  
AGE RESTRICTION - Minimum State Pensionable Age  
PETS ALLOWED - With Permission

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.



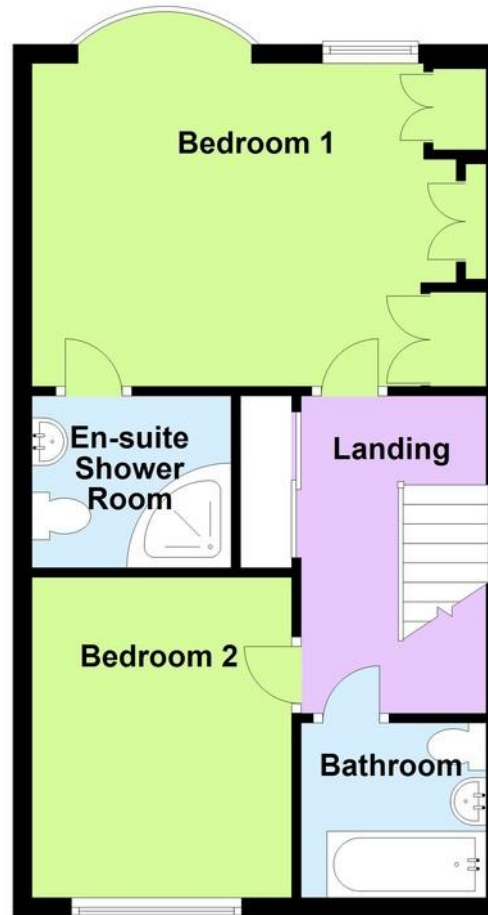
## Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

## ENTRANCE HALL

## CLOAKROOM

## LOUNGE

19' 6" into shallow bay x 15' 10" (5.94m x 4.83m)  
narrowing to 12'3 (3.73)

## KITCHEN

9' x 8' 4" (2.74m x 2.54m)

## BEDROOM 1

15' 10" into shallow bay x 11' 4" (4.83m x 3.45m)

## EN SUITE SHOWER ROOM

## BEDROOM 2

11' 4" x 9' (3.45m x 2.74m)

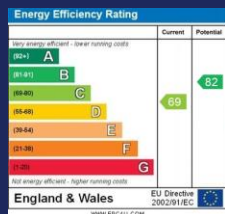
## BATHROOM

## PRIVATE COURTYARD STYLE REAR GARDEN

## RESIDENT & VISITOR PARKING BAYS

## COMMUNAL GARDENS

## RESIDENTS LOUNGE



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