



9 Barton Court, 14-16 The Street, Rustington BN16 3PU
£225,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **2 Bedrooms - En Suite Shower Room**
- **Additional Separate Shower Room/WC**
- **Gas Central Heating**
- **Excellent Decorative Order**
- **No Onward Chain**
- **Resident Parking**
- **Council Tax Band 'D'**
- **EPC Rating 'C'**

Situated in Rustington village centre, this beautifully refurbished retirement flat presents a superb opportunity for those seeking comfort, convenience, and peace of mind. Positioned centrally along The Street, residents are just moments from the vibrant shopping parades, inviting restaurants and pubs, the local library, and a host of other essential amenities. Excellent bus services ensure easy access to neighbouring coastal towns, making it an ideal base from which to explore the area.

Upon arrival, a private front door welcomes you, complete with options of both a chairlift and stairs to the first floor, while security is enhanced by a gated entry phone system. Stepping inside, the property reveals an interior that has been modernised to a high standard, boasting gas central heating and double glazing throughout.

The west-facing lounge is bathed in natural light and opens up to a stylish Juliet balcony – the perfect spot to relax and enjoy the afternoon sun. The modern, refitted kitchen comes equipped with a built-in oven and a gas hob, catering beautifully for culinary pursuits. There are two well-proportioned bedrooms, with the master bedroom featuring a contemporary ensuite shower room and WC. Additionally, the second refitted shower room ensures comfort and privacy for residents and their guests. The current owner has used the second bedroom as a dining room.

A true sense of community pervades with access to a communal residents' lounge and practical laundry room, while a visiting manager and 24-hour alarm pull cords provide reassurance, as needed. Outside, residents and their guests benefit from parking spaces to the front of the development

Offered for sale with no onward chain and a recently granted new lease, this exceptional property is ready to move in, offering a fantastic lifestyle in a prime Rustington location. Early viewing is highly recommended-arrange your visit today to fully appreciate all that's on offer.

Lease - Expires 2202
Maintenance Charge - £1,644.85 per half year
Ground Rent - £100 per annum
NO PETS ALLOWED
Managing Agents - Hobdens

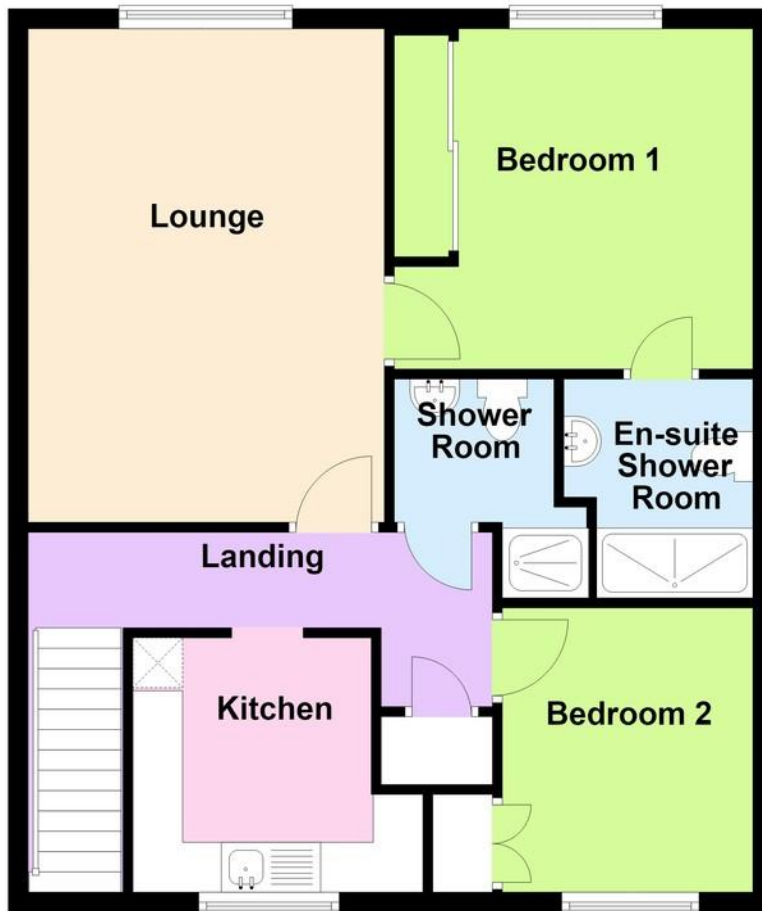
Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

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. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 sq. feet)

PRIVATE FRONT DOOR

STAIRS TO FIRST FLOOR

STAIRLIFT

LOUNGE/DINER

16' 2" x 11' 9" (4.93m x 3.58m)

KITCHEN

8' 5" x 8' 5" (2.57m x 2.57m)

BEDROOM 1

11' 10" x 11' 2" (3.61m x 3.4m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

9' 4" x 8' 5" (2.84m x 2.57m)

**ADDITIONAL SEPARATE
SHOWER/WC**

COMMUNAL GARDENS

RESIDENTS LOUNGE

LAUNDRY ROOM

RESIDENT & VISITOR PARKING



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