



18 Bramber Square, Church Farm Garden, Rustington BN16 3EJ  
**£190,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Modernised First Floor Flat**
- **Double Bedroom**
- **Central Rustington**
- **Modern Kitchen & Bathroom**
- **Modern Electric Heating**
- **Delightful Views**
- **Viewing Recommended**
- **Council Tax Band 'B'**
- **EPC Rating 'D'**

Nestled in the heart of Rustington village centre within the ever-popular Church Farm Garden development, this beautifully presented one double bedroom flat offers an exceptional standard of living in an enviable location. For sale in excellent decorative order, the property boasts a thoughtfully refitted modern kitchen and a contemporary bathroom with WC, ensuring both style and comfort throughout.

Enjoy warmth and efficiency all year round with newly fitted modern eclectic heating, complemented by a newly installed, fully fire-compliant front door with an attractive side panel window, offering both security and aesthetic appeal. The property's real showpiece is its stunning south-facing aspect, allowing both the lounge and bedroom to overlook the feature communal gardens. This delightful outlook invites an abundance of natural light, creating a bright and welcoming living environment.

Residents will benefit from the remainder of a long 999-year lease for long-term peace of mind. For those seeking added convenience, a garage is available to purchase by separate negotiation.

Perfectly positioned just moments from Rustington's comprehensive shopping parades and essential local amenities, the property promises a vibrant village lifestyle. With an array of shops, cafés, and services on the doorstep, everything you need is within easy reach.

Presenting a superb opportunity for both first-time buyers and downsizers alike, this exceptional flat is ready to move straight into. Early viewing is highly recommended-contact us today to arrange your appointment.

LEASE 963 years remaining with option to purchase a £1 share of the Freehold, if desired.

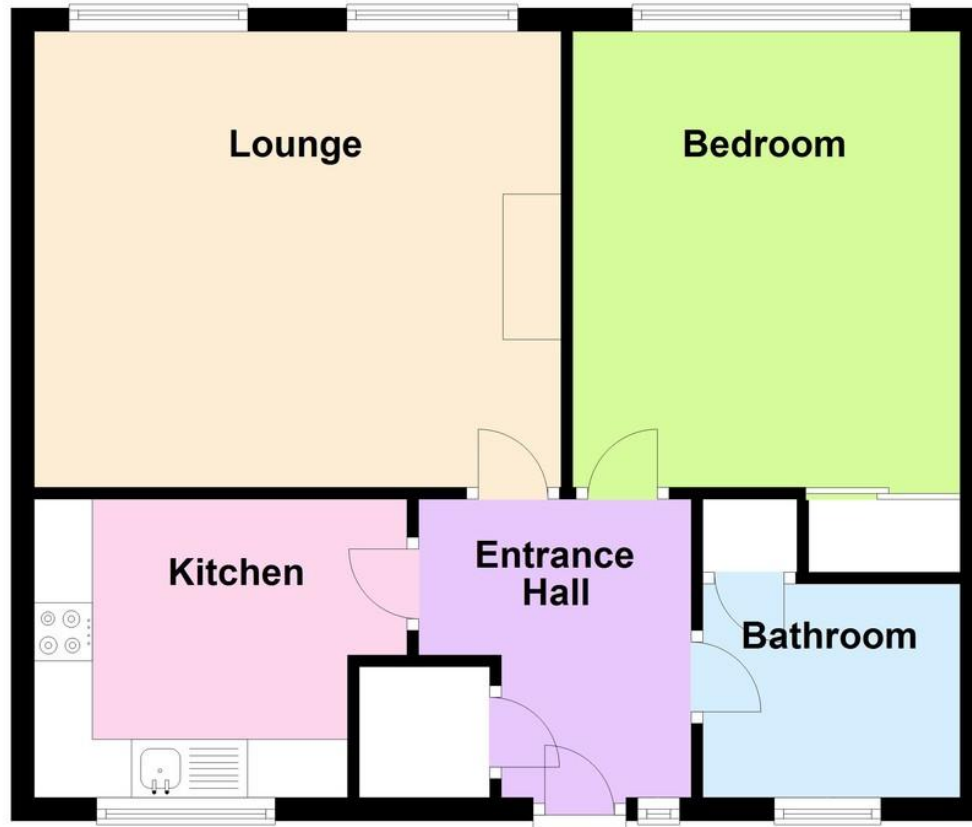
MAINTENANCE CHARGES £700 July to December 2025  
£801 January to July 2026  
including a ground rent of £32 per annum

A garage (number 24) is available to purchase by separate negotiation at a price of £15,000, held on a separate title.

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.



Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 52.6 sq. metres (565.7 sq. feet)

**COMMUNAL ENTRANCE HALL**

**STAIRS TO FIRST FLOOR**

**ENTRANCE HALL**

**LOUNGE**

14' 10" x 12' 10" (4.52m x 3.91m)

**MODERN KITCHEN**

10' 6" x 8' (3.2m x 2.44m)

**DOUBLE BEDROOM**

13' x 10' 11" (3.96m x 3.33m)

**MODERN BATHROOM/WC**

**FEATURE MAINTAINED COMMUNAL GARDENS**

**GARAGE**

Available by separate negotiation, if required.



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

[sales@hawkemetcalf.co.uk](mailto:sales@hawkemetcalf.co.uk)

[www.hawkemetcalf.co.uk](http://www.hawkemetcalf.co.uk)

