

2 Barton Court, The Street, Rustington BN16 3PU

£195,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Retirement Development**
- **2 Bedroom First Floor Flat**
- **En-suite Bathroom WC**
- **Additional Shower Room W/C**
- **Gas Central Heating**
- **Available Immediately - No Chain**
- **Residents Lounge & Laundry Room**
- **Council Tax Band D**
- **EPC Rating - 'C'**







A first floor two bedroom flat, set within a very popular retirement development in central Rustington, just off The Street that runs into the comprehensive shopping parade.

In brief the accommodation comprises:- private front door to entrance hall, stairs and a chair lift to first floor, kitchen, two bedrooms, en-suite bathroom/WC and additional separate shower room/WC.

Features include gas central heating, double glazing, gated main entrance with security entryphone system and the property is offered for sale with no onward chain. 24 hour alarm pull cord and on-site part time Manager.

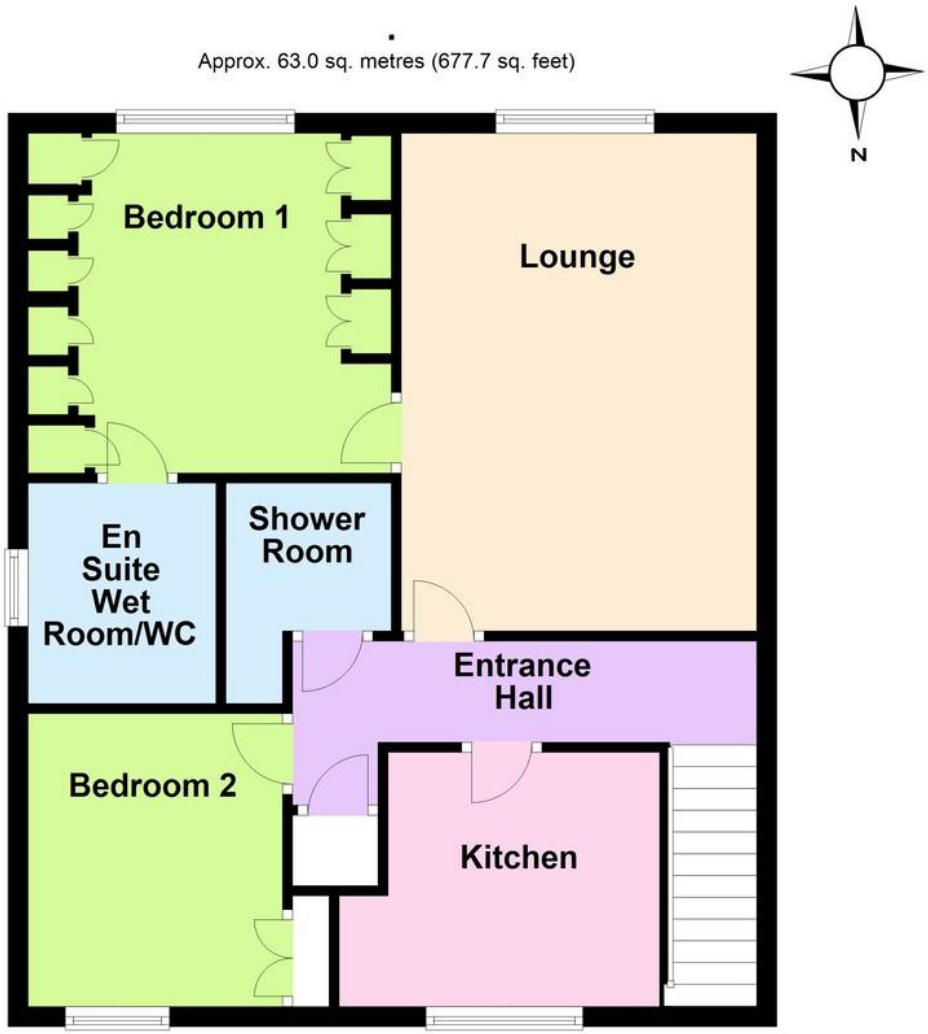
Outside there are well maintained communal gardens and to the front there are resident parking bays.

Barton Court is situated midway along The Street, which in turns runs directly into the village centre and shops. Buses also run along The Street outside Barton Court, which is adjacent to Westcourt Medical Centre.

Age Restrictions - 55 years and over
Lease - 125 years from 24/06/1987
Service Charge - Approximately £3,000 per annum
Ground Rent - £100 per annum
Pets not Permitted.
Managing Agents - Hobdens Property Management Ltd.

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.
Should a purchaser/s have an offer accepted on a property marketed by Hawke and

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.



Total area: approx. 63.0 sq. metres (677.7 sq. feet)

SECURE GATED ENTRANCE

PERSONAL FRONT DOOR

STAIRS & CHAIRLIFT TO FIRST FLOOR

HALLWAY

LOUNGE
16' 2" x 11' 7" (4.93m x 3.53m)

KITCHEN
9' 10" x 8' 3" (3m x 2.51m)

BEDROOM 1
11' 10" x 11' 0" (3.61m x 3.35m)

ENSUITE BATHROOM/WC

BEDROOM 2
9' 6" x 8' 3" (2.9m x 2.51m)

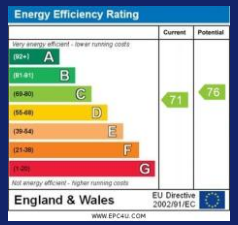
SHOWER ROOM/WC

COMMUNAL GARDENS

RESIDENTS LOUNGE

LAUNDRY ROOM

RESIDENTS CAR PARK



The Property Ombudsman

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