

17 Byron Road, Rustington BN16 2NZ

£160,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Flat**
- **Private Front Door**
- **No Onward Chain**
- **Refitted Modern Kitchen**
- **Gas Central Heating**
- **Shared Gardens**
- **Low Outgoings**
- **Council Tax Band 'A'**
- **EPC Rating 'C'**







Located in a popular residential area of Rustington, West Sussex, this purpose-built flat offers a fantastic opportunity for a range of buyers. Enjoy the privacy of your own private front door, communal gardens and the comfort of gas central heating throughout. The property is ready for immediate occupancy with vacant possession and no onward chain. A particular feature is the extremely low outgoings associated with the flat, especially when compared with other similar properties locally.

Step inside to discover a well-proportioned, double aspect lounge, providing an abundance of natural light and a welcoming living space. The refitted modern kitchen adds a stylish and practical touch, ideal for those who enjoy cooking or entertaining. There is one generous double bedroom with a built in wardrobe and a modern white shower room with WC, completing the accommodation internally, whilst the property enjoys shared communal garden areas.

The low outgoings and a council tax band of A, make this an economical choice, whether you're a first-time buyer looking to step onto the property ladder, an investment buyer seeking a solid rental opportunity, or someone seeking a low-maintenance residence for retirement, this flat ticks all the boxes.

The property is pleasantly set within a cul-de-sac, offering a peaceful retreat whilst being just a short distance from the bustling shopping parades and a wide range of local amenities. Local bus services are easily accessible at the end of the road, and the beautiful Rustington seafront and beach are close by-perfect for leisurely walks and sea air.

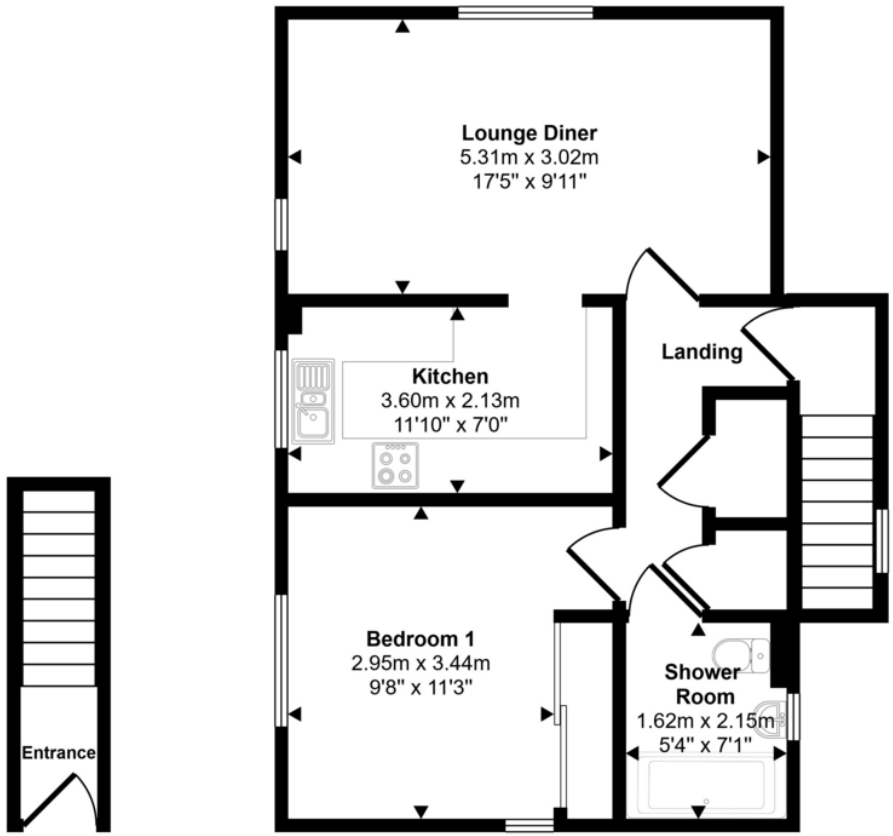
Contact us today to arrange your viewing and see what this delightful home offers.

LEASE - 125 years from 15/3/1993 - 91 years remaining
Ground Rent - £10 per annum
Service Charge - For period 01/04/25 - 31/03/26 £288.25

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.

Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 3 sq m / 33 sq ft

First Floor
Approx 50 sq m / 533 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIVATE FRONT DOOR

GROUND FLOOR ENTRANCE HALL

STAIRS TO FIRST FLOOR

HALLWAY

LOUNGE/DINER
17' 5" x 9' 11" (5.31m x 3.02m)

KITCHEN
11' 10" x 7' 0" (3.61m x 2.13m)

BEDROOM 1
11' 3" x 9' 8" (3.43m x 2.95m)

SHOWER ROOM
7' 1" x 5' 4" (2.16m x 1.63m)



The Property Ombudsman

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