



22 The Leas, Rustington BN16 3SE
£170,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **Balcony With Delightful Views**
- **1 or 2 Bedrooms**
- **Stairs and Stair Lift to First Floor**
- **No Onward Chain**
- **Close to Shops & Station**
- **Personal Garage**
- **Communal Gardens**
- **EPC Rating 'C'**

Presenting a bright and welcoming two-bedroom retirement flat in Rustington, West Sussex, perfectly positioned for a comfortable and convenient lifestyle. The flat is remarkably well-kept, enjoying a pleasant and tidy presentation throughout, making it move-in ready for its next residents.

Accessed via either the stairs or a a stair lift for effortless entry to the first floor, this lovely home boasts a spacious master bedroom complete with built-in wardrobes for superb storage. The second bedroom offers wonderful flexibility-ideal as a guest room, home office or, indeed, a separate dining area.

The spacious lounge opens up to a delightful balcony with a useful external power socket, perfectly orientated to the south. Savour peaceful views over beautifully maintained communal gardens, complete with a lovely water feature. For socialising and relaxation, residents can also take advantage of the shared lounge/dining room/conservatory- with a useful kitchenette making it a fabulous space for reading, meeting friends, or joining in on community activities. There is also guest suite available to hire.

Security and comfort are prioritised with 24-hour alarm pull cords throughout, and peace of mind comes with a visiting manager on hand. The electric heating ensures the flat stays cosy all year round.

Residents benefit from excellent outside space, including a private garage fitted with a convenient electric door-ideal for secure parking or storage.

This charming retirement development is enviably located on the cusp of Rustington and East Preston. Local shops at Manor Parade are within easy reach, offering everyday essentials and a Sainsbury's supermarket is also just around the corner, making weekly shopping a breeze. Angmering mainline railway station provides direct connections for visiting family, while excellent local bus routes offer unrivalled access to the surrounding coastline and towns.

With so much to offer in a prime West Sussex location, this retirement flat is not to be missed. Arrange your viewing today to experience everything this superb home has to offer.

Service Charge - £3.464.11 per annum

Lease - 125 years from 24/6/1988

Ground Rent - £220 per annum

Age Restriction - One person must be of State Retirement Age

Council Tax Band 'D'

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. 57.9 sq. metres (623.3 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS & STAIR LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

19' x 14' 10" (5.79m x 4.52m)

PRIVATE BALCONY

KITCHEN

10' 6" x 7' 9" (3.2m x 2.36m)

BEDROOM 1

13' 7" x 13' 2" (4.14m x 4.01m)

BEDROOM 2/DINING ROOM

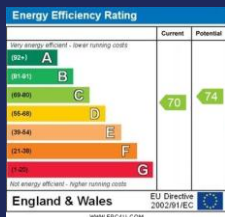
11' 3" x 9' (3.43m x 2.74m)

BATHROOM/WC

PERSONAL GARAGE

COMMUNAL GARDENS

RESIDENTS CONSERVATORY



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