



147 The Street, Rustington BN16 3DP
£165,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 2 Bedroom Flat**
- **Large South Facing Balcony**
- **Gas Central Heating**
- **First Floor in Central Rustington**
- **Very Convenient for Shops**
- **Entryphone System**
- **Extended Lease Expires 2141**
- **Council Tax Band 'B'**
- **EPC Rating C**

Set in the vibrant heart of Rustington village centre, this two-bedroom flat presents an exceptional opportunity for buyers looking to embrace a central lifestyle, just moments from the bustling array of local shops and excellent amenities. Enjoying a prime location in sought-after West Sussex, the property is perfectly placed to take advantage of charming cafés, independent boutiques, and well-regarded supermarkets, all within easy walking distance.

This spacious flat features a generously sized, south-facing balcony/terrace, providing the ideal spot for relaxing in the sun or entertaining guests while overlooking the village to the south towards the sea. The accommodation is well-proportioned throughout, with two comfortable bedrooms and a bright living area that benefits from natural light streaming in through large windows.

A key feature of this home is its potential-it requires modernisation, allowing purchasers the opportunity to put their own stamp on every room and create a bespoke living space tailored to their taste. With its central location, it is an appealing option for those wishing to be close to all amenities as well as excellent transport links, making commuting or exploring the beautiful Sussex coast both convenient and enjoyable.

Don't miss your chance to secure a flat in such a desirable village location. Arrange a viewing today to fully appreciate the charm and potential of this Rustington property.

Maintenance Charge - £2,022 per annum. Paid half yearly in advance.

Ground Rent - £119.42

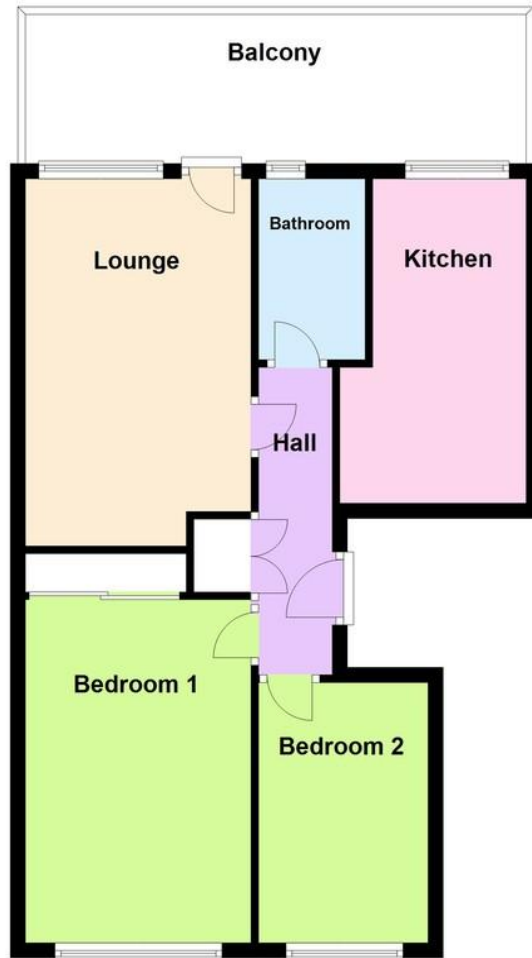
Lease - 115 years remaining term. Expires 29/09/2141

Pets allowed with written consent from the Lessor

Management Company - Hobdens, 41a Beach Road, Littlehampton BN17 5JA (01903) 724040



First Floor
Approx. 56.5 sq. metres (607.7 sq. feet)
(excluding Balcony)



Total area: approx. 56.5 sq. metres (607.7 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

15' 10" x 9' 11" (4.83m x 3.02m)

KITCHEN

14' 1" x 6' 7" (4.29m x 2.01m)

LARGE SOUTH FACING BALCONY

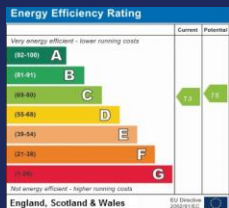
BEDROOM 1

14' 10" x 9' 10" (4.52m x 3m)

BEDROOM 2

11' 2" x 7' 4" (3.4m x 2.24m)

BATHROOM WC



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