

19 Eastergate Green, Rustington BN16 3EN

£285,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **2 Bedroom House**
- **Close to Shops & Village**
- **Ground Floor Cloakroom**
- **Viewing Recommended**
- **No Onward Chain**
- **West Facing Rear Garden**
- **Garage Adjoins Rear Garden**
- **EPC Rating - 'C'**
- **Council Tax Band 'C'**







A fantastic opportunity to acquire a beautifully presented two double bedroom house in the sought-after Church Farm Gardens development, set in a peaceful position close to the heart of Rustington Village, West Sussex. Offering a harmonious blend of modern convenience and comfortable living, this home is ideal for buyers seeking ease, space, and a well-connected location.

Upon entering, you are welcomed by a spacious through lounge and dining room-perfect for entertaining family and friends or simply relaxing. The ground floor also features cloakroom for added practicality. Upstairs, you will find a modern refitted shower room alongside two considerably sized double bedrooms ensuring ample accommodation and storage.

The property enjoys the comfort of gas central heating and double glazing, ensuring warm living throughout the seasons. To the rear, a private west-facing garden awaits-an idyllic spot to enjoy an afternoon coffee or some evening sunshine.

A rare highlight is the larger-than-average garage adjoined to the rear garden, fitted with an electric door. This multifunctional space provides secure parking or excellent additional storage potential.

Situated within walking distance of Rustington's charming village centre and its diverse selection of independent shops, cafés, pubs, and essential amenities, the location is unparalleled. Residents also delight in the quiet community feel of the Church Farm Gardens, with landscaped pathways, established gardens and a beautiful residential setting, all while remaining wonderfully central.

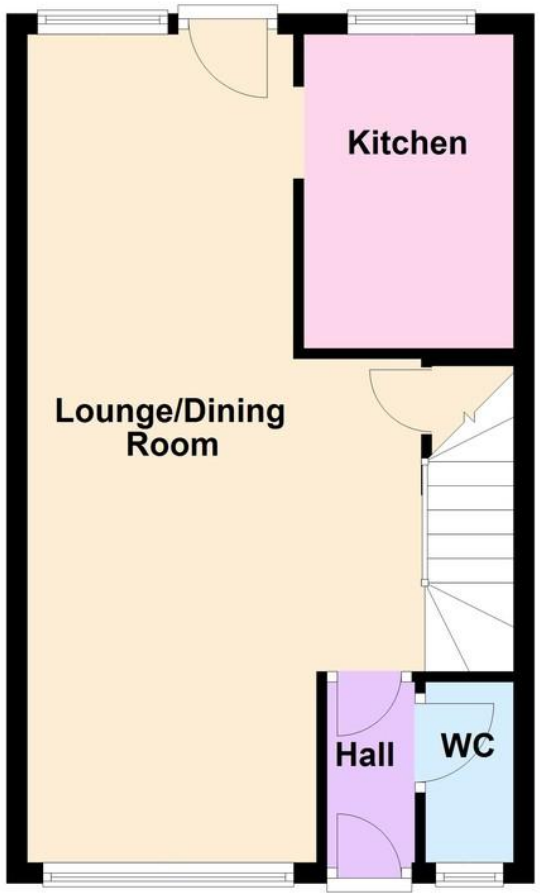
Arrange a viewing today to fully appreciate all this superb home has to offer.

LEASE - 997 years from 1/1/1965 with the option to acquire a £1 share of the Freehold
SERVICE CHARGE - 1/7/25 - 31/12/25 £195.78 Currently 1/1/26 - 30/6/26 £207.39
GROUND RENT - £32.00 per annum

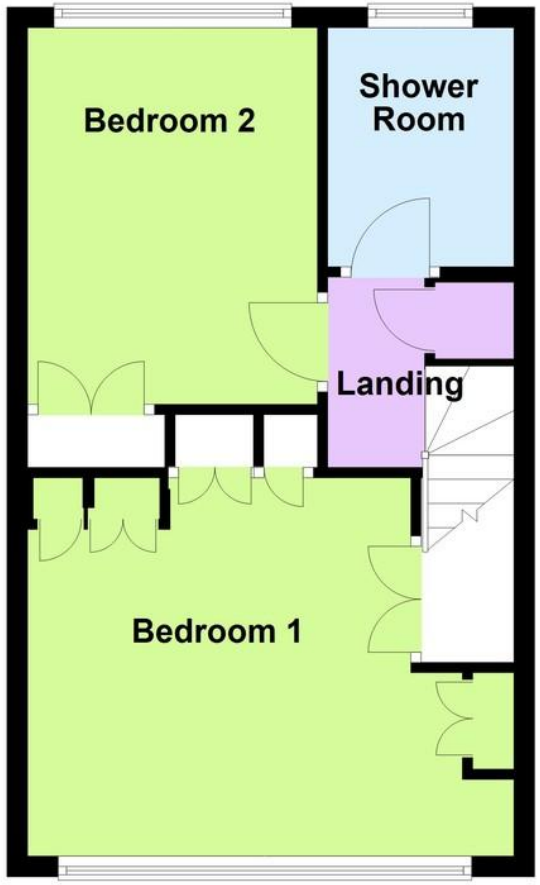
Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum 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.

Ground Floor
Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 75.5 sq. metres (813.0 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE/DINING ROOM
26' 3" x 12' 6" (8m x 3.81m) max

KITCHEN
9' 11" x 6' 8" (3.02m x 2.03m)

BEDROOM 1
15' 4" x 12' 3" (4.67m x 3.73m)

BEDROOM 2
11' 11" x 9' 2" (3.63m x 2.79m)

SHOWER ROOM/WC

SMALL WEST FACING REAR GARDEN

GARAGE
18' 4" x 10' 1" (5.59m x 3.07m)



The Property Ombudsman

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