

9 Arundel Garden, Church Farm Gardens BN16 3EH

£280,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **2 Double Bedroom House**
- **Close to Shops in Rustington**
- **No Onward Chain**
- **Ground Floor Cloakroom**
- **Refitted Kitchen & Shower Room**
- **Spacious Lounge/Dining Room**
- **South Facing Garden & A Garage**
- **Council Tax Band - 'C'**
- **EPC Rating: - 'C'**







Nestled in the heart of Rustington village centre, this well-presented house offers an enviable lifestyle with comfort and convenience at its core. Boasting two generously proportioned double bedrooms, the property features a modern refitted kitchen and a stylish shower room with WC, as well as the added benefit of a ground floor cloakroom-ideal for guests and family alike.

Centrally heated with gas and equipped with double glazing throughout, the home enjoys year-round efficiency and warmth. Step into a light-filled living space leading out to a sunny south-facing rear garden, perfect for relaxing or entertaining friends on sunny afternoons. Outside, you'll also find a private garage, providing valuable parking and storage in a nearby compound.

Set within the sought-after Church Farm Gardens Development, which sits immediately adjacent to Rustington's vibrant village centre. The property is just moments from local shopping parades, cafés, and a range of essential amenities, making daily life exceptionally convenient. With excellent transport links nearby and the stunning West Sussex coastline within easy reach, this is a superb opportunity for those seeking a connected yet peaceful home environment.

The house is offered for sale with no onward chain, the reassurance of the remainder of a long 986-year lease, and the rare opportunity to acquire a £1 share of the freehold-perfect for those looking for security and flexibility in their property investment.

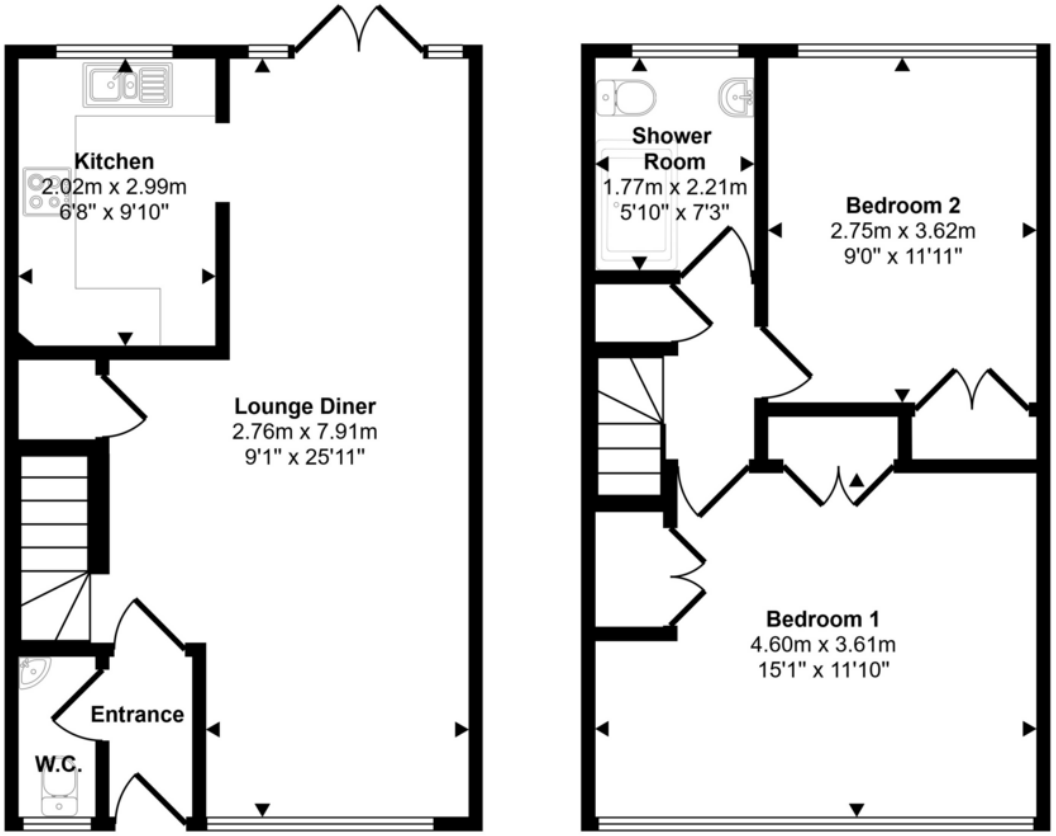
Don't miss your chance to view this wonderful Rustington home-contact us today to arrange your appointment.

LEASE - 986 years from 1st January 1976 (935 years remaining) with the option to acquire a £1 share of Freehold
SERVICE CHARGES - TBA
GROUND RENT - TBA

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
74 sq m / 798 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 37 sq m / 397 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.

ENTRANCE HALL

GROUND FLOOR CLOKAROOM

LOUNGE/DINING ROOM
25' 11" x 9' 1" (7.9m x 2.77m)

KITCHEN
9' 10" x 6' 8" (3m x 2.03m)

BEDROOM 1
15' 1" x 11' 10" (4.6m x 3.61m)

BEDROOM 2
11' 11" x 9' (3.63m x 2.74m)

SHOWER ROOM/WC

GARAGE
Number 25 in nearby compound

SOUTH FACING PRIVATE REAR GARDEN

COMMUNAL FRONT GARDENS



The Property Ombudsman

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