



17 Barton Court, The Street, Rustington BN16 3PU  
**£265,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- Ground Floor
- 2 Bedrooms
- En Suite Shower Room/WC
- Additional Shower Room/WC
- Gas Central Heating
- Westerly Patio & Access to Garden
- Council Tax Band 'D'
- EPC Rating 'C'

Situated in the heart of Rustington, West Sussex, this spacious two-bedroom ground floor retirement flat offers comfort, convenience, and peace of mind. Occupying a generous 674 sq. feet, the property exudes a welcoming feel throughout, thoughtfully designed for ease of living and independent retirement.

The flat features a secure entry phone system, ensuring residents' safety and privacy at all times. Step inside to discover a bright, airy lounge that provides direct access to a delightful patio and well-maintained communal gardens-an ideal spot to relax or socialise with neighbours. The modern kitchen boasts ample space and is large enough to accommodate a table and chairs, perfect for everyday dining or entertaining guests.

Both bedrooms are well-proportioned, while the master benefits from a private en suite shower room with WC. An additional separate shower room with WC adds practicality and flexibility for residents and visitors alike. Comfort is ensured year-round with gas central heating, while the property is fitted with a 24-hour alarm pull cord system for added reassurance.

On-site amenities include residents' parking, a welcoming residents' lounge and kitchen, laundry room, and the services of a visiting manager. The flat further benefits from the remainder of a 199-year lease from 22nd March 2013, offering long-term security and peace of mind.

The location of this home is second to none, conveniently situated in central Rustington. It is just moments from the village centre and a variety of local shops, with excellent transport links thanks to nearby bus routes. Residents will appreciate being adjacent to Westcourt Medical Centre, providing easy access to healthcare and giving added comfort to day-to-day living.

This superb ground floor retirement flat represents independent living at its finest, in a community environment. Arrange your viewing today and discover all the benefits this exceptional property has to offer.

Age Restriction - 55 years and over

Lease - Held on 199 year Lease from 22/3/2013

Maintenance Charge - £3,981.08 per annum, paid half yearly

Ground Rent is currently £150 pa from 22/3/2013 and will double every 20 years until the remainder of the term.

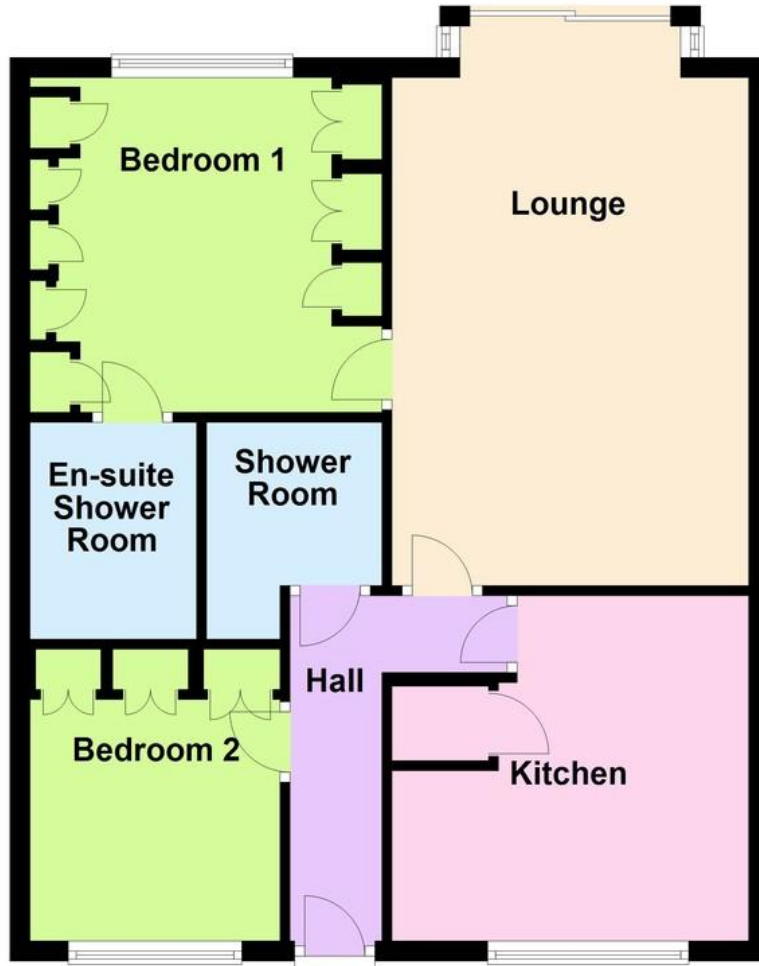
No Pets Allowed

Managing Agents - Hobdens Property Management

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.

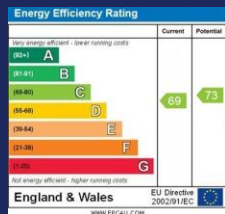


**Ground Floor**  
Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

- GATED SECURITY ENTRY PHONE**
- PRIVATE FRONT DOOR**
- ENTRANCE HALL**
- LOUNGE**  
16' 7" x 11' 9" (5.05m x 3.58m)
- REFITTED KITCHEN/BREAKFAST ROOM**  
11' 8" x 11' 3" (3.56m x 3.43m)
- BEDROOM 1**  
11' 4" x 10' 11" (3.45m x 3.33m)
- REFITTED EN SUITE SHOWER ROOM/WC**
- BEDROOM 2**  
9' 6" x 8' 2" (2.9m x 2.49m)
- ADDITIONAL REFITTED SHOWER ROOM/WC**
- RESIDENTS LOUNGE**
- LAUNDRY ROOM**
- LOVELY COMMUNAL GARDENS**
- RESIDENT & VISITOR PARKING**



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