



5 Fittleworth Garden, Rustington BN16 3EW
£310,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **2 Double Bedroom House**
- **Close to Shops in Rustington**
- **Spacious Lounge/Dining Room**
- **Refitted Kitchen & Bathroom**
- **Viewing Recommended**
- **Ground Floor Cloakroom**
- **Large Garage & Private Garden**
- **Council Tax Band 'C'**
- **EPC Rating : D**

Nestled in the heart of Rustington Village Centre, this beautifully presented two-bedroom house sits within the sought-after Church Farm Gardens development. Positioned just a short stroll from a wealth of shops, amenities, and vibrant local cafés, it offers unrivalled convenience in one of the area's most desirable residential pockets.

Offered for sale in excellent decorative order throughout, the property welcomes you with a ground floor cloakroom-ideal for guests. The inviting, bright and spacious through lounge dining room is perfect for both relaxing and entertaining, with generous proportions creating a flexible open space. The refitted modern kitchen boasts sleek finishes and ample storage, perfectly complementing the updated bathroom.

Both double bedrooms provide comfortable retreats with built-in wardrobes for invaluable storage and organisation. Gas central heating ensures the home remains warm and cosy in all seasons.

Outside, a private, larger-than-average garage adjoins the rear garden and features an electric door, offering convenient parking or additional storage, while communal front gardens are meticulously maintained and provide a green and welcoming setting.

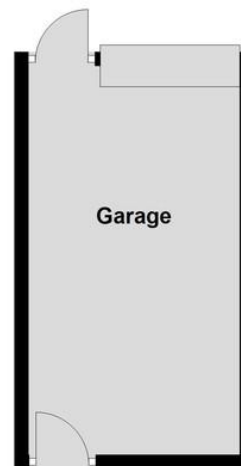
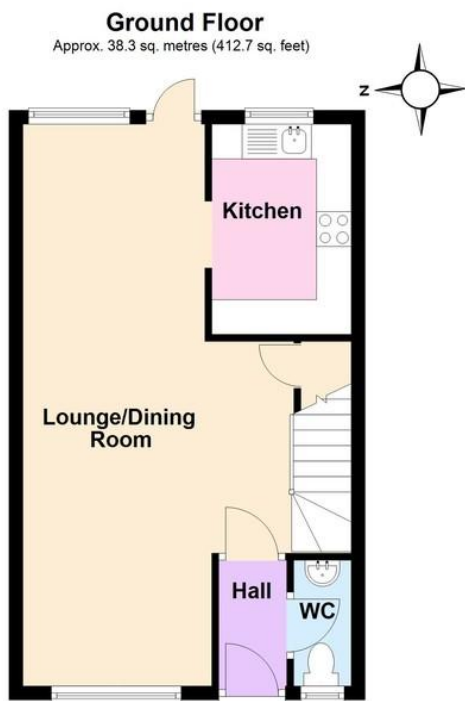
Positioned moments from Rustington's thriving centre, the property provides easy access to a range of shops, supermarkets, and leisure establishments, along with excellent transport links. This wonderful home combines comfort, style, and convenience, ideal for those seeking a welcoming community atmosphere.

With so much to offer, viewing is highly recommended to truly appreciate all that this stunning property has to offer. Book your appointment today to avoid disappointment.

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

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.





Total area: approx. 93.8 sq. metres (1009.4 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE/DINING ROOM

26' 5" x 12' 6" (8.05m x 3.81m)
max

KITCHEN

9' 11" x 6' 7" (3.02m x 2.01m)

BEDROOM 1

15' 3" x 12' 1" (4.65m x 3.68m)

BEDROOM 2

12' x 9' 3" (3.66m x 2.82m)

BATHROOM/WC

PRIVATE REAR GARDEN

GARAGE-ADJOINS REAR GARDEN

18' 5" x 10' (5.61m x 3.05m)



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