



9 Hobbs Way, Rustington BN16 2QU
£240,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Flat**
- **2 Double Bedrooms**
- **Central Rustington - Close to Shops**
- **Gas Central Heating & Double Glazing**
- **Freehold - No Regular Charges**
- **Private Garden**
- **Viewing Recommended**
- **Own Private Entrance**
- **EPC Rating: - 'C'**

A 2 bedroom first floor Freehold flat conveniently situated in the heart of Rustington village centre, only a short walk away from the comprehensive shopping parades.

In brief the accommodation comprises: - private front door and stairs to a first floor landing and hall, spacious lounge, refitted kitchen, master bedroom with triple built in double width wardrobes, second bedroom, bathroom and separate WC. Outside the flat has a private enclosed garden which measures 38' x 25' with a wooden summer house.

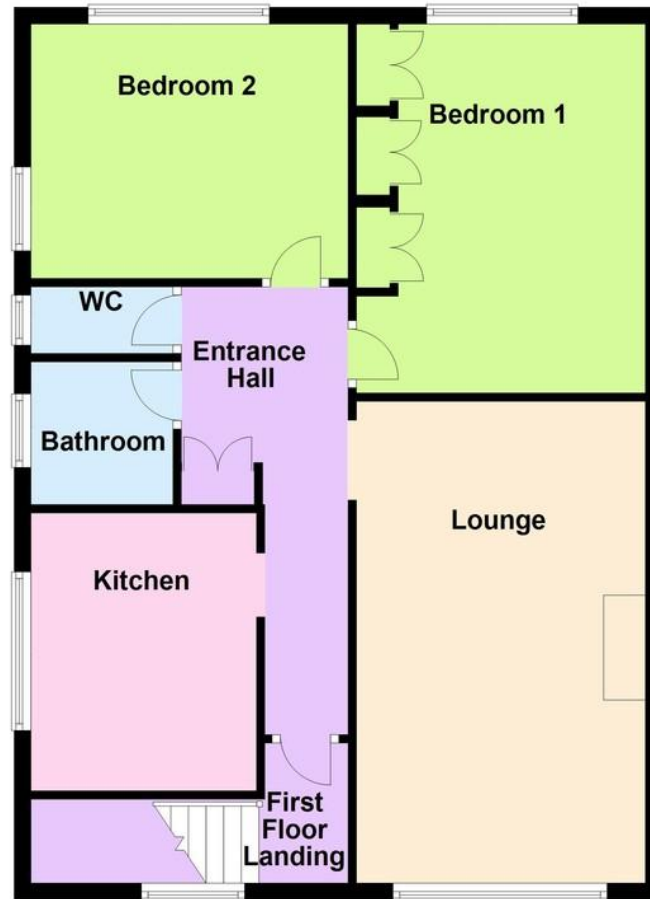
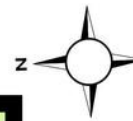
Features include gas fired central heating, replacement double glazing and the advantage of being Freehold with no set annual service charges. The flat forms part of a block of four and each property is responsible for a quarter share of any expenditure.

Number 9 is located at the far end of Hobbs Way and enjoys an open aspect down the road. Hobbs Way is off the northern end of Sea Lane which in turn runs between the seafront and the village centre and shops.

Council Tax Band 'B'



First Floor
Approx. 75.4 sq. metres (811.1 sq. feet)



PRIVATE FRONT DOOR & ENTRANCE HALL

STAIRS TO FIRST FLOOR

LOUNGE

18' 10" x 11' 4" (5.74m x 3.45m)

KITCHEN

10' 10" x 8' 10" (3.3m x 2.69m)

BEDROOM 1

14' 5" x 11' 5" (4.39m x 3.48m)

BEDROOM 2

12' 5" x 10' (3.78m x 3.05m)

BATHROOM

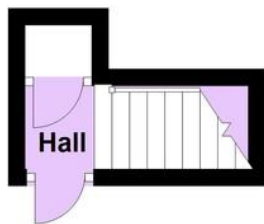
SEPARATE WC

PRIVATE GARDEN

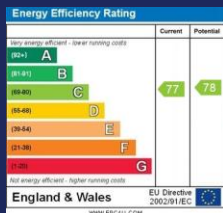
38' x 25' (11.58m x 7.62m)

Ground Floor

Approx. 3.2 sq. metres (34.8 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)



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