



5 Donnington Place, Woodlands Avenue, Rustington BN16 3EX
£270,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Refurbished & Modernised Throughout**
- **Spacious 2 Bedroom Flat**
- **First Floor with Balcony**
- **New Kitchen & Bathroom**
- **Internal Viewing Recommended**
- **Central Rustington Location**
- **Long Lease & Garage**
- **Council Tax Band 'B'**
- **EPC Rating 'E'**

A very bright and spacious first floor flat with balcony, conveniently positioned close to the village centre and shops.

The property has recently been modernised and redecorated throughout and therefore internal viewing is strongly recommended to be able to fully appreciate this lovely property. Features include good quality fitted window blinds, new kitchen and bathroom, redecorated throughout and new floor coverings throughout.

In brief the accommodation comprises: - entrance hall with built in cupboard, large lounge with door to the balcony, double aspect kitchen, bedroom one with two very large walk-in cupboards, bedroom two with built in cupboard; and a bathroom/WC.

Outside there are very well maintained communal gardens and the garage is well placed just to the rear of the flats and accessed from a rear door.

Donnington Place is conveniently situated in central Rustington and is accessed from Woodlands Avenue, which in turn runs between The Street, Albert Road and Ash Lane.

LEASE - Remainder of a long 999 year lease from 1966

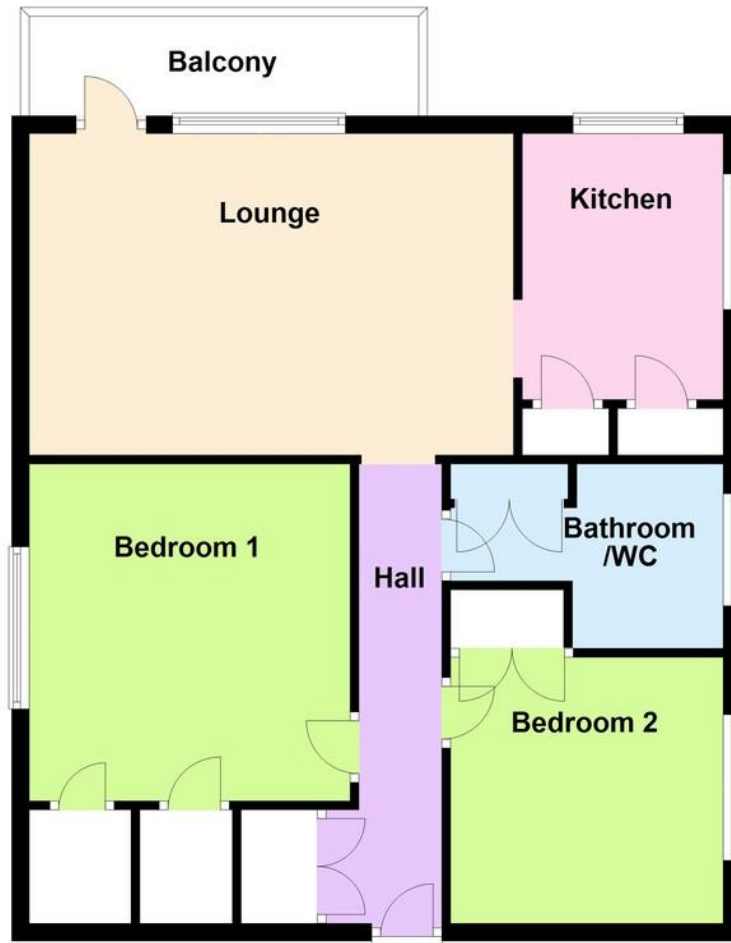
SERVICE CHARGE - £535.59 per half year

GROUND RENT - £32.00 per annum



First Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

18' 2" x 12' (5.54m x 3.66m)

BALCONY

West Facing

REFITTED KITCHEN

9' 11" x 7' 6" (3.02m x 2.29m)

BEDROOM 1

12' 7" x 12' (3.84m x 3.66m)

BEDROOM 2

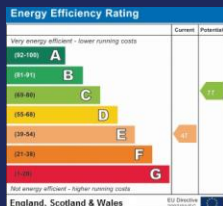
10' 2" x 10' (3.1m x 3.05m)

REFITTED BATHROOM/WC

DELIGHTFUL COMMUNAL GARDENS

GARAGE

Number 69



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