

19 Silverwood Court, Wakehurst Place, Rustington BN16 3UZ

£110,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **Close to Shops & Village Centre**
- **Lift & Stairs to First Floor**
- **Modern Electric Heating**
- **Refitted Wet Room**
- **No Onward Chain**
- **Residents Lounge & Parking**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**







Available for sale with no onward chain, this well presented one-bedroom retirement flat offers both comfort and peace of mind within a sought-after development in the heart of Rustington. The property benefits from modern electric heating, a convenient passenger lift to the first-floor and a 24-hour alarm calls, ensuring round-the-clock support and security for residents.

Ideal for independent living with an added sense of community, the development boasts a visiting manager, allowing for helpful support and guidance when needed. Residents have access to a comfortable communal lounge-a perfect place to socialise or relax-alongside attractive, well-kept gardens that provide a tranquil environment for outdoor enjoyment. There is also residents' parking outside for added convenience.

Situated close to Rustington village centre, all amenities-including local shops, cafés, and services-are within easy reach. The delightful Woodlands Recreation Ground is just a short walk away, offering scenic green spaces for walks, leisure, and enjoying the outdoors. The area is renowned for its friendly atmosphere and excellent local amenities, making it an ideal setting for retirement.

This is a great opportunity to join a welcoming community in a prime location. Arrange a viewing today to fully appreciate all that this outstanding property and its surroundings have to offer.

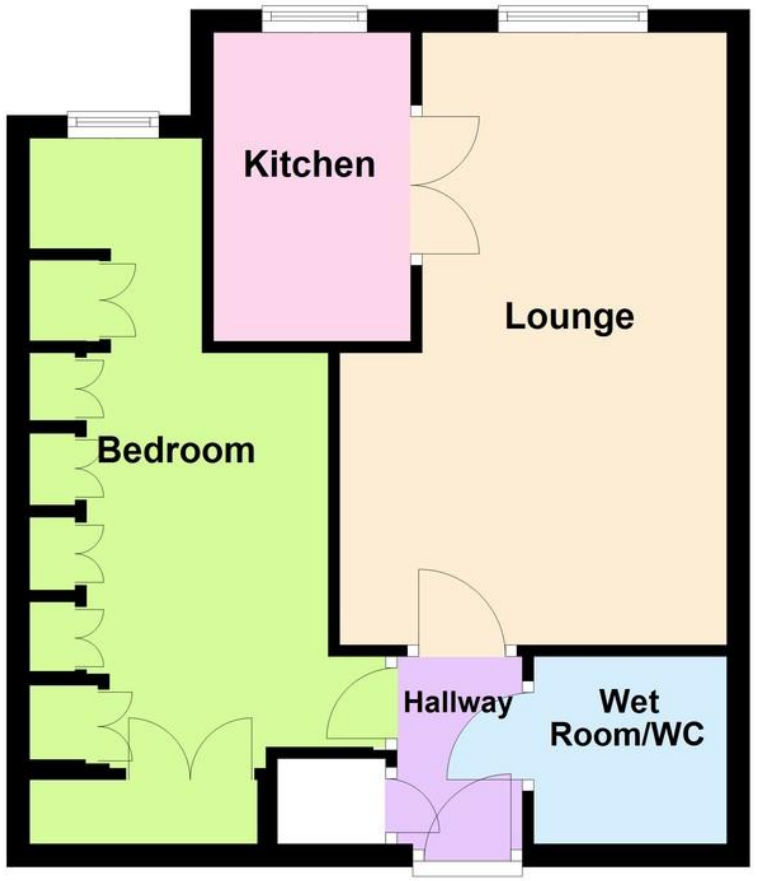
Age Restrictions Apply. Single residents are required to be a minimum of 60 years old. If a couple, one can be younger but must be a minimum of 55 years old.
Lease - 125 years from 1st May 1998 - 97 years remaining.
Service Charge - £3,682.46 per annum
Ground rent - £607.72 per annum
Pets are permitted, with permission but cannot be replaced.

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.

Floor Plan

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE
17' 7" x 11' 1" (5.36m x 3.38m) max

KITCHEN
8' 11" x 5' 8" (2.72m x 1.73m)

BEDROOM
20' 3" x 8' 7" (6.17m x 2.62m)

SHOWER/WET ROOM/WC

RESIDENTS LOUNGE

GUEST SUITE

RESIDENT PARKING

COMMUNAL GARDENS



The Property Ombudsman

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