



28 Nordseter Lodge, Sea Lane, Rustington BN16 2RE
£170,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- 2 Bedrooms
- First Floor
- South Facing Balcony
- Close to Village & Shops
- Refitted Kitchen & Bath/Shower Room
- Electric Heating & Double Glazing
- Council Tax Band 'D'
- EPC Rating 'D'

A 2 bedroom first floor retirement flat forming part of a purpose built development in Rustington village centre close to the local shopping parades and other local amenities.

The property has been modernised with a refitted kitchen and bath/shower room and is in excellent decorative order throughout. A particular feature is the balcony which has a south facing aspect and outlook onto the gardens.

Features include: - electric heating, double glazing, bright double aspect lounge, 2 good size bedrooms, visiting manager and 24 hour alarm pull cord system.

Number 28 is pleasantly situated to the rear of the main development in a small block of only 4 flats, accessed directly from the car park.

Nordseter Lodge is conveniently situated just off Sea Lane which in turn runs between the seafront and the village centre and shops.

Service Charge - £3,795.93 per annum
Council Tax - Band 'D'
Lease - Approximately 65 years remaining
Age Restriction - Over 60 years of age
Pets - Permission Required
Managing Agents - Firstport



Approx. 59.5 sq. metres (641.0 sq. feet)



Total area: approx. 59.5 sq. metres (641.0 sq. feet)



SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

16' 9" x 11' 8" (5.11m x 3.56m)

BALCONY

KITCHEN

11' 7" x 5' 9" (3.53m x 1.75m)

BEDROOM 1

13' 3" x 8' 10" (4.04m x 2.69m)

BEDROOM 2

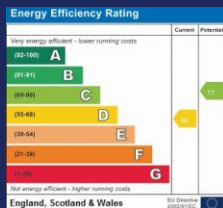
13' 3" x 6' 9" (4.04m x 2.06m)

BATH/SHOWER ROOM

RESIDENTS LOUNGE

COMMUNAL GARDENS

RESIDENT PARKING BAYS



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

