



34 Forester Court, Overstrand Avenue, Rustington BN16 2JU
£350,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Stunning Seafront Apartment**
- **Balcony with Sea Views**
- **Modernised Throughout**
- **3 Bedrooms**
- **En Suite Shower Room**
- **Long Lease with Share of Freehold**
- **Garage**
- **Council Tax Band - 'D'**
- **EPC Rating - 'D'**

A stunning three bedroom, first floor seafront apartment which has undergone significant modernising and enhancement by the current owner and enjoys the unusual, additional features of a fantastic open plan lounge, kitchen and dining room and an en suite shower room (to the second bedroom). The property occupies an enviable position with its balcony providing a wonderful sea view over the gardens and Rustington's popular Greensward. The apartment comes with a share of the freehold and long lease and the communal areas of the development are well looked after. Additionally, there is a garage in a nearby compound and the property is offered for sale with no chain involved.

The accommodation in brief comprises:- Entrance Hall, fantastic open plan lounge, kitchen and dining room with balcony, three bedrooms, one with en suite, further bathroom/WC and garage.

The property is situated in Forester Court in the Overstrand West development on Rustington's seafront in Overstrand Avenue and is accessed by Sea Lane, which in turn runs into the Village Centre and shops.

We would strongly recommend a viewing of this impressive and rarely available property.

The flat is held on a 999 year lease from 29/09/1983
Service Charge - £1,794
Peppercorn Ground Rent
Managing Agents - Hobdens

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.



First Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

ENTRANCE HALL

LOUNGE/DINING/KITCHEN

25' 7" x 15' (7.8m x 4.57m)

BALCONY

BEDROOM 1

15' x 9' 4" (4.57m x 2.84m)

BEDROOM 2

12' 6" x 9' (3.81m x 2.74m)

EN SUITE SHOWER ROOM

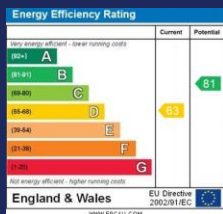
BEDROOM 3

12' 6" x 7' 5" (3.81m x 2.26m)

BATHROOM

GARAGE

No: 86



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