



74 Jellicoe Court, Overstrand Avenue, Rustington BN16 2JT
£349,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Uninterrupted Sea Views
- First Floor with Balcony
- 3 Bedrooms
- Lounge & Dining Area
- Refitted Kitchen & Bath/Shower Room
- No Onward Chain
- Garage
- Council Tax Band 'D'
- EPC Rating 'C'

Absolutely stunning uninterrupted sea views from this first floor three bedroom flat, positioned on Rustington's greensward and beach.

In brief the accommodation comprises: - entrance hall with built in cupboards, lounge with sliding patio door to a balcony, refitted modern kitchen/dining room, three bedrooms and a modern refitted bath/shower room/WC.

Features include gas central heating, double glazing and excellent decorative order.

The flat is offered for sale with no onward chain and internal viewing is strongly recommended to appreciate this lovely property and the stunning views.

Situated at the southern end of Sea Lane, Rustington, the Overstrand East Development is positioned directly opposite the beach and greensward. Jellicoe Court is situated at the far end of Overstrand Avenue on the right. Parking in the bays is reserved for residents with parking permits, although you can park in Overstrand Avenue.

The flat is held on a 999 year Lease from 29/09/1983

Maintenance Charge - £2,083.70

Peppercorn Ground Rent

Pets Allowed

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. 85.9 sq. metres (924.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

16' 5" x 15' (5m x 4.57m)

BALCONY

KITCHEN/DINING ROOM

14' 11" x 8' 7" (4.55m x 2.62m)

BEDROOM 1

15' x 9' 6" (4.57m x 2.9m)

BEDROOM 2

12' 3" x 9' (3.73m x 2.74m)

BEDROOM 3

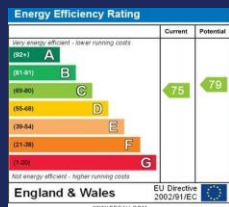
12' 6" x 7' 5" (3.81m x 2.26m)

BATH/SHOWER ROOM & WC

GARAGE

No.112

COMMUNAL GARDENS



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