



12 Broadmark Beach, Broadmark Lane, Rustington BN16 2JF  
**£495,000 Share of Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Prestigious Seafront Development
- Uninterrupted Sea Views From All Rooms
- Garage & Private Parking Space
- En Suite to Master Bedroom
- Second Bedroom & Bathroom
- First Floor with Balcony
- Lift & No Onward Chain
- Council Tax Band 'E'
- EPC Rating 'C'

An absolutely stunning seafront apartment with uninterrupted sea views from all rooms and the generous size balcony.

The apartment is situated within the prestigious 'Broadmark Beach' Development in the south wing which directly overlooks Rustington beach and greensward.

The property is being marketed for sale for the first time since new, having been owned by the same family for over two generations. We would strongly recommend internal viewing to fully appreciate both the apartment and the views.

No 12 also benefits from having both a garage (number 12) and private allocated parking space.

In brief the accommodation comprises: - security entry phone system to the impressive reception hall, stairs and passenger lift to first floor; entrance hall, lounge with bay window and door to the balcony, kitchen, master bedroom with en suite shower room/WC, second bedroom and main bathroom/WC. Outside there are communal gardens, a garage and private allocated parking space.

Broadmark Beach occupies a prime seafront position at the southern end of Broadmark Lane which leads directly into the village centre and comprehensive shopping parades.

Lease – Expires 2200

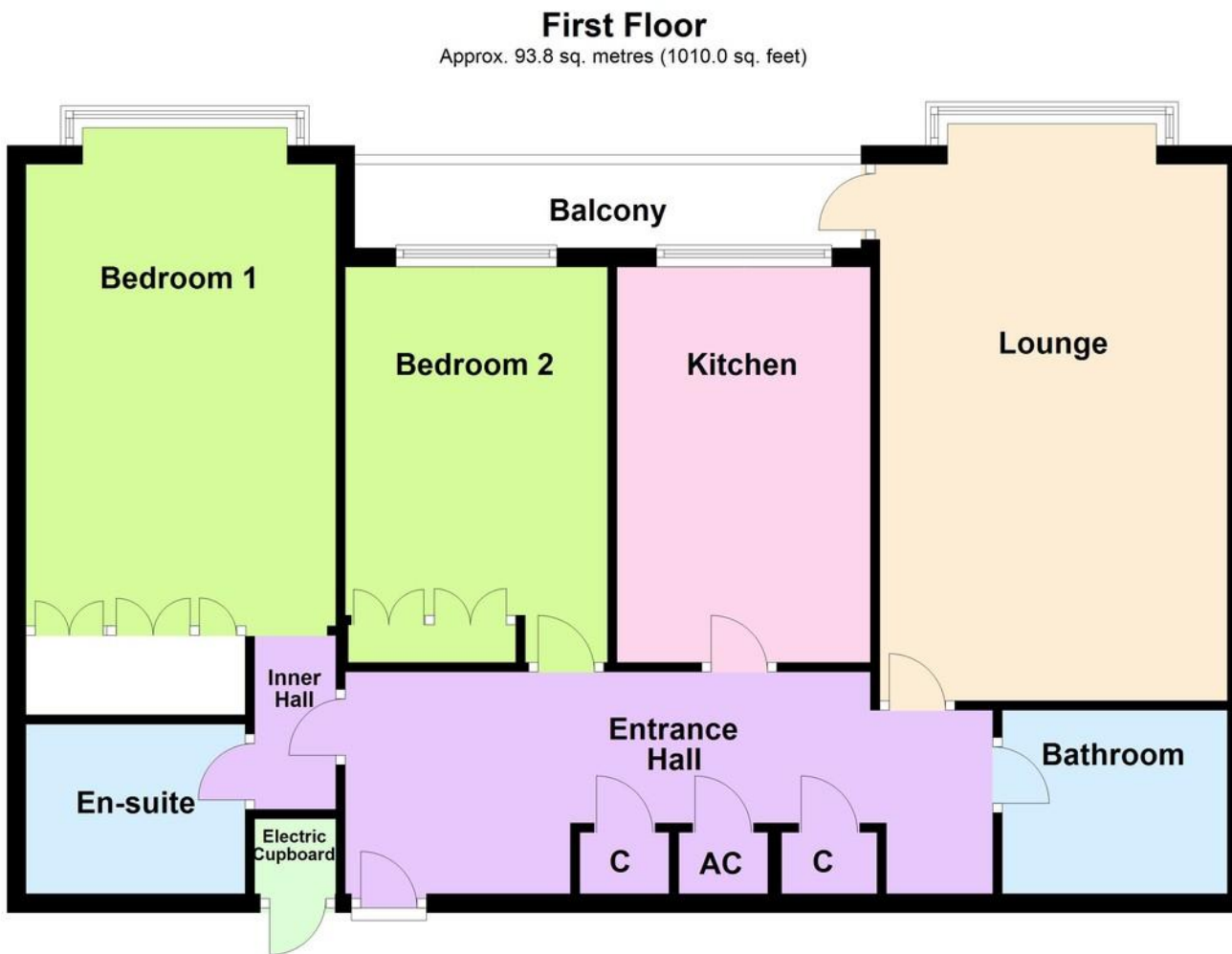
Maintenance Charge - £3,272.96

Ground Rent - N/A

No Pets Allowed

Managing Agents - KTS Estate Management Ltd





Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

**SECURITY ENTRY SYSTEM**

**IMPRESSIVE RECEPTION**

**LIFT & STAIRS TO FIRST FLOOR**

**ENTRANCE HALL**

**LOUNGE**

18' 6" x 12' (5.64m x 3.66m)

**BALCONY**

**KITCHEN**

13' 10" x 9' (4.22m x 2.74m)

**BEDROOM 1**

16' 2" x 10' 10" (4.93m x 3.3m)  
into bay

**EN SUITE SHOWER ROOM/WC**

**BEDROOM 2**

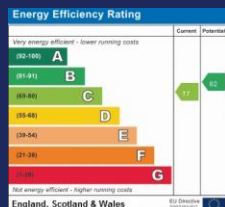
13' 10" x 9' 2" (4.22m x 2.79m)

**BATHROOM/WC**

**COMMUNAL GARDENS**

**GARAGE**

**ALLOCATED PARKING SPACE**



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