



Lister Court, 59 Overstrand Avenue, Rustington BN16 2JS
£275,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Top Floor Flat
- Sea Views
- 2 Double Bedrooms
- Balcony
- Garage
- Long Lease & Share of Freehold
- No Chain Involved
- Council Tax Band 'C'
- EPC Rating 'F'

A very impressive top floor flat with superb sea views situated at the end of a no through road in Rustington's ever popular Overstrand development.

The property's numerous features include two double bedrooms, a 18'7 x 11'4 lounge/dining room with balcony, security entryphone, a garage situated nearby, and the remainder of a 999 year lease as well as a share of the freehold.

The flat also enjoys far reaching views of the South Downs and is offered for sale with no ongoing chain and is in very good decorative order.

We would strongly recommend an internal viewing of the property to fully appreciate the position and the views.

Overstrand Avenue is situated towards the end of Sea Lane on the eastern side and Lister Court can be found at the end of this no through road. Sea Lane itself runs between the seafront and the popular village centre and shops.

Tenure – We understand the flat is held on a 999-year lease from 29/09/1983 with approximately 958 years remaining.

Maintenance - £976.28 (current half year fee)

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.





ENTRANCE HALL

LOUNGE/DINING ROOM

18' 7" x 11' 4" (5.66m x 3.45m)

BALCONY

KITCHEN

11' 6" x 6' 11" (3.51m x 2.11m)

BEDROOM 1

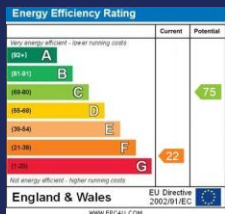
11' 6" x 11' 5" (3.51m x 3.48m)

BEDROOM 2

15' 1" x 9' 11" (4.6m x 3.02m)

BATHROOM

Total area: approx. 69.4 sq. metres (746.9 sq. feet)



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