

5 Dolphin Court, Dolphin Way, Rustington BN16 2EN

£235,000 Share of Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Close to Seafront**
- **Ground Floor 2 Bedroom Flat**
- **West Facing Covered Balcony with Sea Views**
- **Spacious 15'2 x 8'10 Kitchen**
- **Gas Heating & Double Glazing**
- **Long Lease & Share of Freehold**
- **Security Entryphone**
- **Within 70 Metres of Sea, Beach & Greensward**
- **EPC Rating: 'C'**







We are delighted to present this spacious two-bedroom apartment for sale in the highly sought-after area of Rustington, West Sussex. The property is very well presented and offers a comfortable and stylish home for professionals, couples, or those seeking a welcoming seaside retreat.

The apartment comprises two well-proportioned bedrooms, a modern bathroom, and a bright and airy living area. The real highlight is the covered patio/balcony-perfect for relaxing in all seasons while enjoying distant views of the sparkling sea. Large windows ensure the interior is flooded with natural light, creating an inviting atmosphere.

Located just moments from the seafront, this apartment is ideal for those who wish to take daily walks on Greensward or spend lazy afternoons on the nearby beach. The property is also conveniently positioned close to Rustington's bustling high street, with its wide array of local shops, cafés, and useful amenities, providing everything needed for day-to-day living right on the doorstep.

Excellent condition, a desirable location, and proximity to both the coast and local conveniences make this apartment a brilliant place to live. Viewings are highly recommended to truly appreciate all this wonderful home has to offer. Arrange your viewing today and experience seaside living at its best.

Remainder of a long 999 year lease and share of Freeehold.

Service charge : £1,725.92 per annum

Council Tax Band 'C'

No Pets

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

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.



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

PRIVATE FRONT DOOR

LOUNGE
16' 10" x 11' 5" (5.13m x 3.48m)

BALCONY/PATIO
with sea views

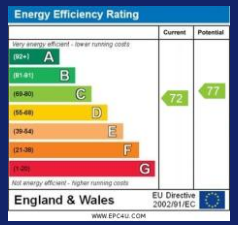
KITCHEN/BREAKFAST ROOM
15' 2" x 8' 10" (4.62m x 2.69m)

BEDROOM 1
14' x 10' 10" (4.27m x 3.3m)

BEDROON 2
11' x 8' 6" (3.35m x 2.59m)

BATHROOM/WC

WELL MAINTAINED COMMUNAL GARDENS



The Property Ombudsman

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01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ
sales@hawkemetcalfe.co.uk
www.hawkemetcalfe.co.uk







