



17 The Martlets, Rustington BN16 2UA

Offers Over £250,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious Ground Floor Flat**
- **2 Double Bedrooms**
- **South Facing Lounge Onto Patio**
- **Lovely Aspect & Outlook**
- **Short Stroll from Seafront**
- **Remainder of a Long 999 Year Lease**
- **Parking Space & Garage**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**

Nestled in the sought-after, tranquil setting of South Rustington, this beautifully presented ground floor flat offers a rare blend of serenity and convenience, just a short stroll from the picturesque seafront. Occupying a quiet cul-de-sac position, the property is perfectly placed for those who enjoy coastal walks, beach life and the very popular Mewsbrook Park with its café and central water feature.

Thoughtfully refurbished to an impressive standard throughout, this charming flat features two generously proportioned double bedrooms, ideal for comfortable living. The contemporary refitted kitchen is designed for modern lifestyles, with sleek finishes and ample storage. The stylish bath/shower room has also been renewed.

The heart of the property lies in its spacious living area, which opens directly onto a patio. Here, delightful views extend down through The Martlets towards the seafront, providing a perfect spot for morning coffee or a relaxing evening outdoors.

Residents benefit from practical features such as gas central heating, double glazing, and the considerable bonus of a private parking space and garage-rarely available in such a prime location. Offered with no onward chain and the remainder of a remarkable 999-year lease dating from 1971, the flat is ready for immediate occupation.

Just under a mile away, Rustington village centre offers a vibrant array of shops, eateries, and local amenities, catering to all daily needs and leisure desires. Whether you're in the mood for independent boutiques, cosy cafes, or elegant dining, the area has everything to enhance your lifestyle.

Internal viewing is essential to fully appreciate both the property and its enviable location. Arrange your visit today to discover all that this exceptional home by the sea has to offer.

Lease - 999 year lease from 1971 - approximately 944 years remaining.
Maintenance Charge - £2,991.34 per annum, for year ending 29/9/2026
Ground Rent - £15.00 per annum

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

21' 0" x 12' 0" (6.4m x 3.66m)

PATIO

KITCHEN

11' 11" x 8' 0" (3.63m x 2.44m)

BEDROOM 1

12' 9" x 11' 4" (3.89m x 3.45m)

BEDROOM 2

12' 5" x 11' 0" (3.78m x 3.35m)

BATH/SHOWER ROOM

COMMUNAL GARDENS

PRIVATE DRIVE

GARAGE



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