

1 Fitzalan Court, Rackham Road, Rustington BN16 2LE

£250,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Ground Floor Flat**
- **2 Double Bedrooms**
- **Sea Views**
- **Modern Kitchen & Bath/Shower Room**
- **Gas Central Heating**
- **South Facing Patio**
- **Garage & Communal Gardens**
- **Council Tax Band 'C'**
- **EPC Rating: - 'C'**







Nestled within the sought-after Overstrand development in South Rustington, this impressive ground floor flat presents an exceptional opportunity to enjoy coastal living at its very best. Boasting bright and spacious accommodation, the property offers delightful sea views, complemented by a welcoming south-facing patio-perfect for soaking up the sun, entertaining, or simply enjoying the tranquil surroundings.

The home features two generously sized double bedrooms, ensuring comfort for both residents and guests. there is a modern refitted kitchen with built in appliances, while the modern bathroom includes both a bath and a separate shower cubicle, providing flexibility for busy mornings or relaxing evenings.

With gas central heating and double glazing throughout, this flat promises warmth and efficiency year-round. Further peace of mind is offered by a long lease with 957 years remaining, providing a secure and enduring home for years to come.

The property enjoys the added benefit of a private garage, as well as use of well-maintained communal gardens-ideal for those with a love of the outdoors. The nearby greensward stretches towards the beach, placing the sand and sea just moments from your doorstep.

Location is truly a highlight here. The vibrant heart of Rustington village, with its comprehensive array of shops, cafes, and amenities, is only a short distance away. With excellent local transport links and picturesque coastal walks on hand, day-to-day life and leisure couldn't be more convenient.

Rarely does such a well-presented flat in this coveted seafront position become available. Arrange your viewing today to fully appreciate the lifestyle on offer.

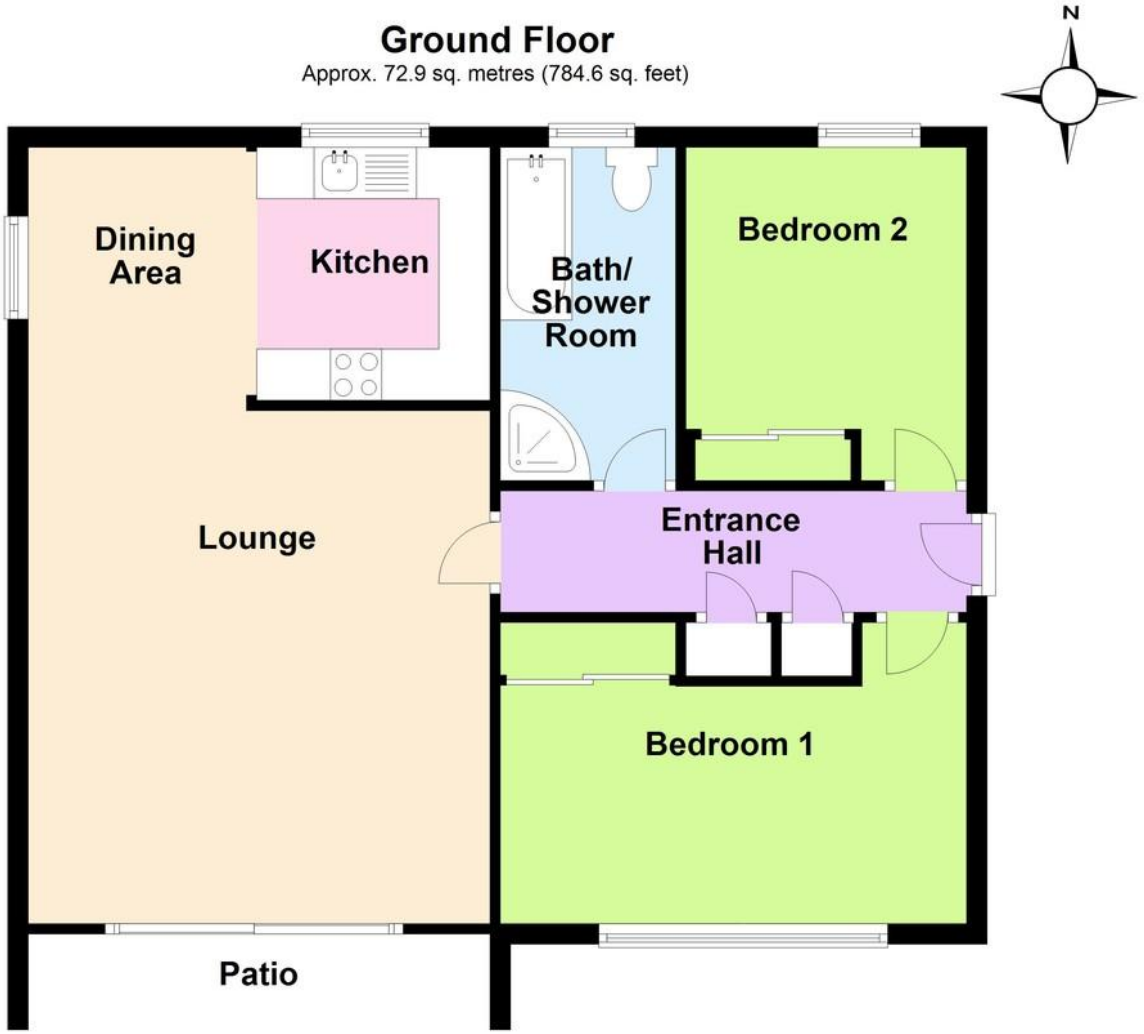
Lease - 999 years from 29/9/1983 - 957 years remaining
Maintenance - £800 per half year
Buildings insurance - approx £300 per annum

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.

Ground Floor

Approx. 72.9 sq. metres (784.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 sq. feet)

SECURITY ENTRYPHONE SYSTEM

ENTRANCE HALL

LOUNGE
16' 5" x 14' 10" (5m x 4.52m)

DINING AREA
8' 5" x 7' 6" (2.57m x 2.29m)

KITCHEN
8' 5" x 7' 6" (2.57m x 2.29m)

BEDROOM 2
10' 8" x 8' 11" (3.25m x 2.72m)

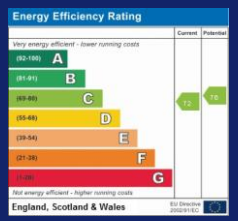
BEDROOM 1
14' 11" x 9' 7" (4.55m x 2.92m)

BATH/SHOWER ROOM/WC

PATIO AREA

COMMUNAL GARDENS

GARAGE



The Property Ombudsman

naea | propertymark PROTECTED

OnTheMarket.com

01903 850450

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




BAXI



