

6 Rawson Court, Sea Lane, Rustington BN16 2SD

£220,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

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- **First Floor Purpose Built Flat**
- **2 Double Bedrooms**
- **Spacious Lounge with Balcony**
- **Between Sea & Shops**
- **No Onward Chain**
- **Remainder of a Long 999 Year Lease**
- **Garage**
- **Council Tax Band 'C'**
- **EPC Rating 'E'**







Presented to the market with no onward chain, this spacious first floor flat is ideally positioned in the sought-after area of south Rustington, West Sussex. The property boasts a bright and generously proportioned lounge, offering direct access to a private west-facing balcony-perfect for enjoying afternoon sunshine and evening sunsets.

Accommodation includes two double bedrooms, providing ample space for family or guests, alongside a modern shower room and WC for added convenience. Residents benefit from a practical approach to parking, with general resident and visitor parking available, as well as the additional advantage of a garage.

The location is especially enviable, nestled between Rustington's vibrant village centre-home to a variety of shops, eateries and local amenities-and the picturesque seafront, with both destinations only a short stroll away. Local bus routes pass just outside, offering effortless links to the surrounding areas and ensuring ease of travel.

With its combination of a prime location, spacious living and no onward chain, this desirable flat is available for immediate viewing. To truly appreciate all it has to offer, arrange a visit today.

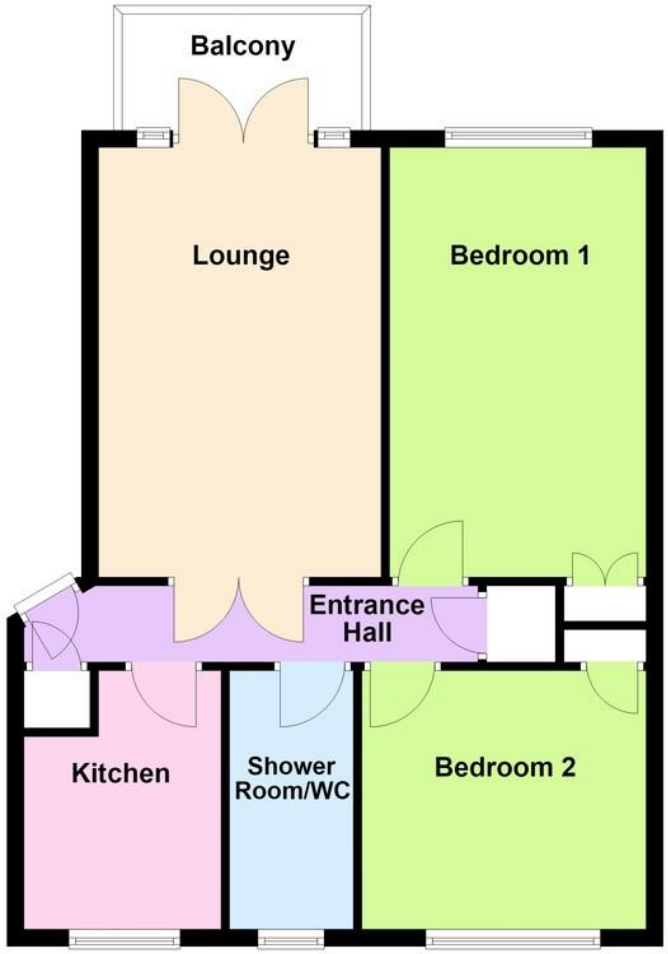
Leasehold – Remainder of a long 999-year lease from 1st October 1961
Share of the freehold

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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.

Floor Plan

Approx. 62.7 sq. metres (674.5 sq. feet)
(excluding Balcony)



Total area: approx. 62.7 sq. metres (674.5 sq. feet)

ENTRANCE HALL

LOUNGE
16' 7" x 10' 11" (5.05m x 3.33m)

BALCONY

KITCHEN
10' x 7' 7" (3.05m x 2.31m)

BEDROOM 1
16' 7" x 9' 11" (5.05m x 3.02m)

BEDROOM 2
11' x 10' (3.35m x 3.05m)

SHOWER ROOM/WC

GARAGE - TO THE REAR

RESIDENT & VISITOR PARKING



The Property Ombudsman

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