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D



## Description

This superb split level apartment, on the second and third floor, is situated directly opposite the seafront in Rustington. Breathtaking, direct sea views from five principal rooms, as well as an outstanding, uninterrupted outlook from the private south facing sun balcony. Perfect for relaxing and taking in the coastal scenery. The path from the small block actually leads right onto the beach.

The well-presented accommodation is arranged over two levels, and offers a bright, and spacious feel throughout. On the top floor of the apartment, are two generous double bedrooms, both with sea views. A modern family-sized bathroom with shower, sink and toilet.

The property also benefits from a stylish, modern kitchen, fitted with a range of integrated appliances, including a dishwasher and washing machine, providing both convenience and functionality. Again with direct sea views. The lounge is also superb, lots of light, and leading to the sun balcony. The property is fully double glazed and with a modern combination boiler.

Externally, the property is further enhanced by its own private garage and permits for off road parking. Offered to the market with no ongoing chain, this superb coastal residence presents an excellent opportunity with some of the finest views on the coast.

Lease & Service Charge

Share of Freehold

Lease - 999 years from 28th Feb 1984 to 29th Sep 2092

957 years remaining

Service Charge - £1,800 per annum

Ground Rent - tbc



## Key Features

- Two Bedroom Split Level Maisonette With Direct Beach Access
- 22ft Lounge/Dining Area
- Garage
- Remainder of 999 Year Lease
- Council Tax Band - C
- Direct Sea Views with South-Facing Sun Balcony
- No Ongoing Chain
- Modern Kitchen and Bathroom
- SHARE OF FREEHOLD
- EPC Rating - D



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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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### Communal Entrance

Entryphone security system. Stairs to second floor.

### Entrance Hall

Large storage cupboard housing gas and electric meters.

### Living Room

**4.57m2.74m x 4.27m1.22m (15"9 x 14"4)**

Double aspect with dining area, and leading to the sun balcony.

### Sun Balcony

South Facing with direct sea views.

### Kitchen

**3.05m1.22m x 1.83m2.74m (10"4 x 6"9)**

Cupboard housing combination boiler.

Modern with built in washing machine and dishwasher

### Stairs to First Floor

### First Floor Landing

Further storage cupboard

### Bedroom One

**3.66m1.83m x 3.35m0.91m (12"6 x 11"3)**

### Bedroom Two

**3.66m0.91m x 3.35m0.91m (12"3 x 11"3)**

### Bathroom

**2.13m1.22m x 2.13m0.61m (7"4 x 7"2)**



# Floor Plan Overstrand Avenue

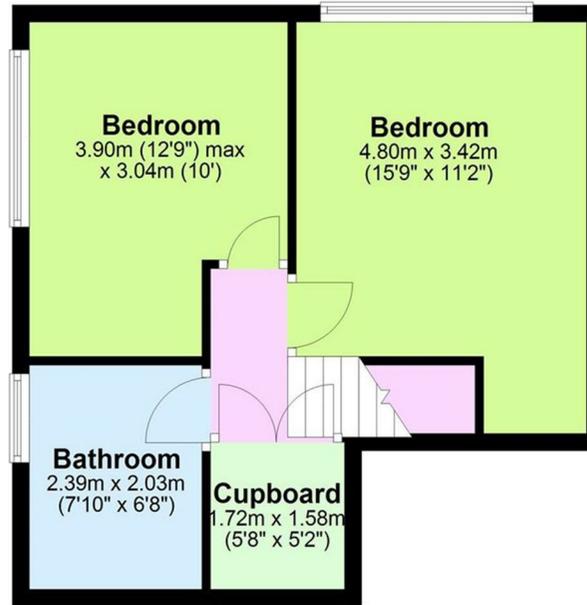
## Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 66 (Current), 78 (Potential)

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co