



6 Rawson Court, Sea Lane, Rustington BN16 2SD
£230,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **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



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



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