



79 The Martlets, Rustington BN16 2UQ

Offers in Excess of £340,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Excellent Sea Views**
- **Ground Floor Apartment**
- **Modernised Throughout**
- **No Onward Chain**
- **Enclosed Patio**
- **Viewing Recommended**
- **Remainder of a Long 999 Year Lease**
- **Garage**
- **EPC Rating: - 'D'**

A stunning ground floor apartment situated directly opposite Rustington beach with a delightful southwest aspect and sea views.

The apartment has a favourable aspect that offers the owners to enjoy lovely sunsets across the beach to the west.

This particular property has been modernised throughout with a modern fitted kitchen and luxury bath/shower room and WC.

Features include gas central heating, double glazing, fitted window blinds, lowered ceilings throughout for enhanced sound proofing and appearance, feature concealed up-lighting to the lounge with remote control, built in kitchen appliances and additional built in cupboards and wardrobes. There is a particularly spacious cupboard in the entrance hall with power.

In brief the accommodation comprises - security entryphone system, communal entrance hall, private entrance hall with useful 'utility cupboard' and cloaks cupboard; double aspect lounge, enclosed private patio, dining room, modern refitted kitchen with built in appliances; two double bedrooms both with built in wardrobes and a luxury refitted bathroom with additional separate shower cubicle and WC.

Outside there are very neat, mainly lawned, communal gardens and garage (no 79) within the development. There is also general parking available in The Martlets.

The Martlets is located directly opposite the beach and seafront and is accessed from Sea Road, which runs between Rustington and Littlehampton.

Council Tax Band 'C'
Remainder of a 999 year Lease
Maintenance Charge - £878.59 per half year
Ground Rent - £7.50 per half year

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. 80.2 sq. metres (862.8 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)

ENTRANCE HALL

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m)

ENCLOSED PATIO

DINING ROOM

10' 9" x 9' 4" (3.28m x 2.84m)

KITCHEN

9' 10" x 7' 5" (3m x 2.26m)

BEDROOM 1

13' 11" x 11' 1 min" (4.24m x 3.38m)

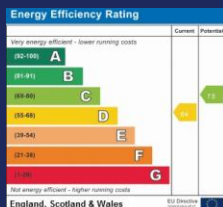
BEDROOM 2

11' 2" x 9' 11 min" (3.4m x 3.02m)

BATH/SHOWER ROOM & WC

COMMUNAL GARDENS

GARAGE - NO.79



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