



Jellicoe Court, 72 Overstrand Avenue, Rustington BN16 2JT
£350,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Stunning Uninterrupted Sea Views**
- **Rustington Beach & Greensward**
- **No Onward Chain**
- **2 Double Bedrooms**
- **En Suite WC**
- **Refitted Modern Bath/Shower Room/WC**
- **Refitted Modern Kitchen**
- **Garage**
- **EPC Rating: - 'C'**

WOW! Simply stunning uninterrupted sea and coastal views from this spacious 2 bedroom ground floor flat which is located directly on the seafront.

In brief the accommodation comprises: - large entrance hall with built in cupboards, spacious lounge with wide double opening sliding doors to a patio with full on sea views; kitchen/dining room with built in appliances, master bedroom with uninterrupted sea views, bedroom with built in wardrobes and an en suite WC, modern refitted bathroom/WC with additional shower cubicle.

Features include: - gas central heating, replacement double glazing, security entry phone system, no onward chain and the remainder of a long 999 year lease.

We would strongly recommend viewing this stunning property to fully appreciate both the location and views along with the excellent size accommodation.

Overstrand is accessed from the Southern end of Sea Lane and parking is available on the road. Jellicoe Court is situated at the far end of Overstrand Avenue on the right hand side. The garage is located in a block opposite Jellicoe Court and is number 61.

Lease - Remainder of a 999 year Lease from 29.9.83

Maintenance Charge - £1,639.08 per annum

Ground Rent - Nil

Managing Agents - Hobdens, 41A Beach Road, Littlehampton BN17 5JA (01903) 724040

Council Tax - Band 'C'



Ground Floor

Approx. 78.3 sq. metres (842.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

SECURITY ENTRY PHONE SYSTEM

ENTRANCE HALL

SPACIOUS LOUNGE

16' 1" x 15' (4.9m x 4.57m)

PATIO

KITCHEN/DINING ROOM

15' x 8' 3" (4.57m x 2.51m)

BEDROOM 1

14' 9" x 9' 6" (4.5m x 2.9m)

BEDROOM 2

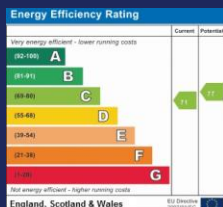
12' 2" x 8' 5" (3.71m x 2.57m)

EN SUITE WC

BATH/SHOWER ROOM/WC

GARAGE

No 61



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