



13 Dolphin Court, Dolphin Way BN16 2EN
£290,000 Leasehold (Share of Freehold)

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Excellent Sea Views
- First Floor with Balcony
- 2/3 Bedrooms
- Modern Refitted Kitchen & Bathroom
- Viewing Recommended
- Gas Central Heating & Double Glazing
- Garage Available to Rent
- Council Tax Band 'C'
- EPC Rating 'C'

A first floor flat with balcony and delightful sea views.

A fantastic opportunity to purchase this lovely flat that is pleasantly situated directly opposite Rustington beach, seafront and greensward.

In brief the accommodation comprises entrance hall, lounge/dining room, balcony, refitted modern kitchen, two good size bedrooms, third bedroom/study and a refitted modern bathroom/WC.

Outside there are pleasant well maintained gardens and a garage, no 23, is available to rent at £187.56 per quarter including the maintenance.

Features include lovely sea views, gas central heating, double glazing, security entry phone system, long lease and Share of Freehold and easy access to the beach and greensward.

LEASE: - Remainder of a long 999 year Lease and Share of Freehold

MAINTENANCE SHARE: - £391.74 per quarter 24/6/23 to 28/9/23

BUILDING INSURANCE: - 1/4/23 to 31/5/24 £129.60



First Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

SECURITY ENTRY PHONE SYSTEM

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER

18' 1" x 9' 10" (5.51m x 3m)

BALCONY

KITCHEN

10' 5" x 9' 10" (3.18m x 3m)

BEDROOM 1

12' 9" x 9' 11" (3.89m x 3.02m)

BEDROOM 2

10' x 8' 10" (3.05m x 2.69m)

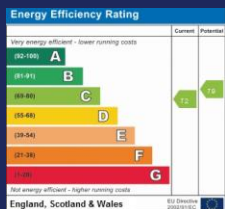
BEDROOM 3/STUDY

6' 7" x 5' 1" (2.01m x 1.55m)

BATHROOM/WC

GARAGE AVAILABLE TO RENT

COMMUNAL GARDENS



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