



9 Nordseter Lodge, Sea Lane, Rustington BN16 2RE
£95,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **Passenger Lift**
- **1 Bedroom**
- **Refitted Shower Room/WC**
- **Between Shops & Seafront**
- **Emergency Alarm Pull Cords**
- **No Onward Chain**
- **Council Tax Band 'B'**
- **EPC Rating: - 'B'**

A one bedroom first floor flat conveniently located within a retirement development between the village centre/shops and the seafront.

In brief the accommodation comprises: - entrance hall, lounge, kitchen, bedroom and a refitted modern shower room/WC.

Features include electric heating, 24 hour alarm pull cords, visiting manager, double glazing, residents lounge, passenger lift, pleasant well maintained garden and the flat is offered for sale with no onward chain.

Nordseter Lodge is conveniently situated in Sea Lane which runs between the seafront and village centre. There is a ramped access as well as steps.

Maintenance Charge - £3,699.88 per annum, paid quarterly

Lease - 99 years from 1988

Ground Rent – Included in maintenance charge

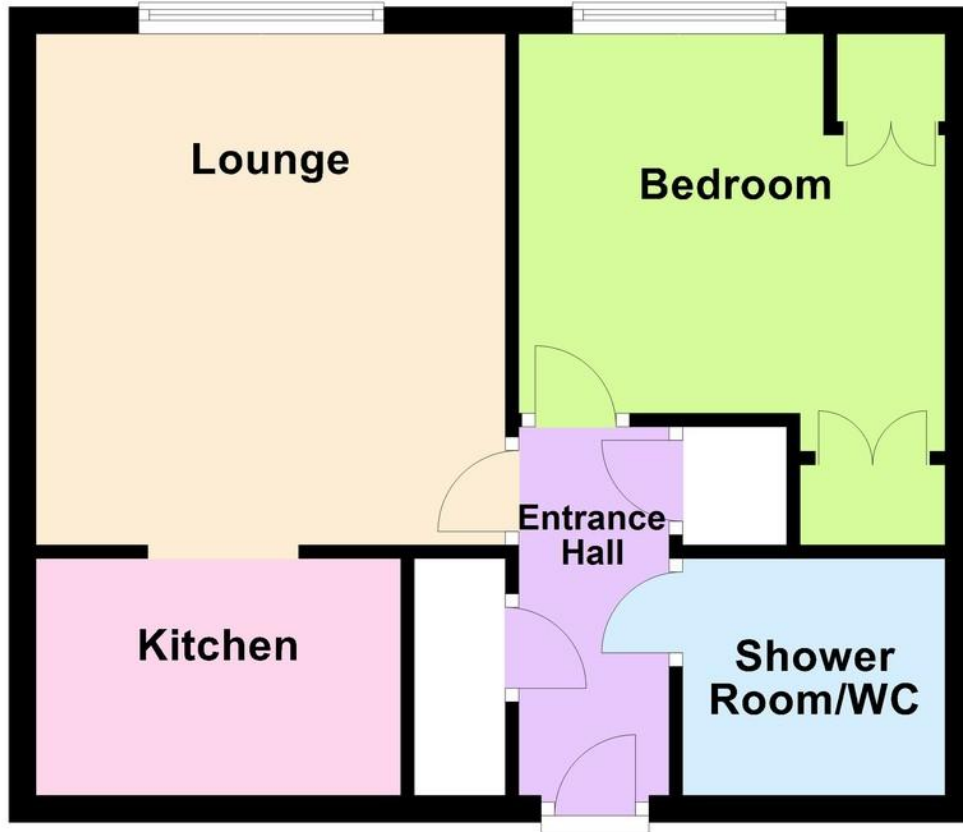
Managing Agents - First Port, Marlborough House, Wignor Lane, Luton LU2 9EX (0333 321 404)

Minimum Residents Age - 60



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 38.1 sq. metres (409.9 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

PASSENGER LIFT & STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

12' 5" x 11' 5" (3.78m x 3.48m)

KITCHEN

8' 11" x 5' 10" (2.72m x 1.78m)

BEDROOM

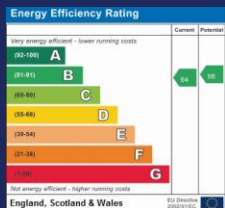
12' 5" x 10' 4" (3.78m x 3.15m)

SHOWER ROOM/WC

RESIDENTS LOUNGE

COMMUNAL GARDENS

RESIDENTS PARKING



01903 850450

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