



4 Knightscroft House, Sea Lane, Rustington BN16 2RT
£340,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Character Converted First Floor Apartment
- Grade II Listed
- 3 Bedrooms
- Share of Freehold
- Refitted Kitchen and Bathroom/WC
- Delightful Communal Gardens
- Allocated Parking & Garage
- Council Tax Band : - 'C'
- EPC Rating: - 'D'

A rare opportunity to purchase a stunning first floor character apartment in a well-regarded Grade II listed property.

Beautifully situated within just a few minutes easy stroll of both the sea and shops, the apartment has a Share of the Freehold and has been beautifully renovated and boasts spacious accommodation that includes: a large lounge with character fireplace and surround, refitted kitchen and bathroom/WC and 3 bedrooms (2 doubles, 1 single). There are well maintained communal gardens, mainly to the rear of the property and the apartment has an allocated parking space and nearby garage.

Knightscroft House is set in beautiful grounds and is an Historic England Heritage blue plaque building. Built in the 1880's for the composer Sir Hubert Parry (who composed the music of the famous hymn, Jerusalem), the house is set back from the road (Sea Lane), which runs directly between the seafront and Rustington centre with its comprehensive facilities.

We would strongly advise an internal viewing of the property to fully appreciate the character and size of the accommodation.

LEASE - The flat is held on a 999 year lease from 2022

Share of Freehold

MAINTENANCE CHARGE - £1,598.06 per annum (paid half yearly)

GROUND RENT - £30

Pets Permitted with consent from the Management Company



First Floor

Approx. 90.7 sq. metres (976.7 sq. feet)



PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE

17' x 15' 1" (5.18m x 4.6m)

KITCHEN

11' 10" x 9' 7" (3.61m x 2.92m)

BEDROOM 1

15' 1" x 11' 6" (4.6m x 3.51m)

BEDROOM 2

11' 10" x 11' (3.61m x 3.35m)

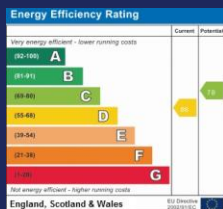
BEDROOM 3/STUDY

9' 10" x 7' (3m x 2.13m)

BATHROOM

GARAGE

Total area: approx. 90.7 sq. metres (976.7 sq. feet)



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