



1 Fitzalan Court, Rackham Road, Rustington BN16 2LE
£300,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Sea Views in Seafront Development**
- **Spacious Ground Floor Flat**
- **2 Double Bedrooms**
- **Refitted Kitchen & Bath/Shower Room**
- **Gas Central Heating & Double Glazing**
- **Viewing Recommended & No Chain**
- **Garage**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**

A particularly spacious ground floor flat pleasantly situated within a seafront development with sea views. The property has been refurbished and modernised and is offered for sale with no onward chain.

In brief the accommodation comprises:- entrance hall, spacious lounge with sliding patio doors to a south facing patio, dining area, refitted modern kitchen, two double bedrooms both with built in wardrobes and a modern refitted bath/shower room/WC.

Outside there are well maintained gardens and a garage within the development.

Features include: - gas central heating, double glazing, security entry phone system, remainder of a 999 year lease and the flat is offered for sale with no onward chain.

Fitzalan Court is situated just off Rustington seafront and is accessed from Sea Lane via Chanctonbury Road into Rackham Road.



Ground Floor

Approx. 72.9 sq. metres (784.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 sq. feet)

SECURITY ENTRYPHONE SYSTEM

ENTRANCE HALL

LOUNGE

16' 5" x 14' 10" (5m x 4.52m)

DINING AREA

8' 5" x 7' 6" (2.57m x 2.29m)

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m)

BEDROOM 1

14' 11" x 9' 7" (4.55m x 2.92m)

BEDROOM 2

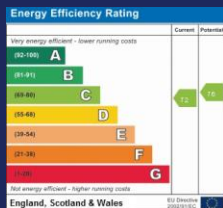
10' 8" x 8' 11" (3.25m x 2.72m)

BATH/SHOWER ROOM/WC

PATIO AREA

COMMUNAL GARDENS

GARAGE



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