



Flat 24 Heritage Place, Broadmark Lane, Rustington, BN16 2GY

Guide Price £685,000 Leasehold



Flat 24 Heritage Place, Rustington, Littlehampton

Stylish three bedroom penthouse with sea views and lift access.



- ▶ **Stylish Penthouse Apartment**
- ▶ **Spacious Sitting Room**
- ▶ **Three Bedrooms**
- ▶ **Generous 34ft Balcony**
- ▶ **Garage and Secure Parking**
- ▶ **Enviably Sea Views**
- ▶ **Open Plan Kitchen/Dining Room**
- ▶ **Two Bath/Shower Rooms**
- ▶ **Lift Access**
- ▶ **No Onward Chain**

An exceptional opportunity to acquire a high specification, three bedroom penthouse. The property is now offered for sale with the advantage of no onward chain and enjoys a superb location boasting enviable sea views.

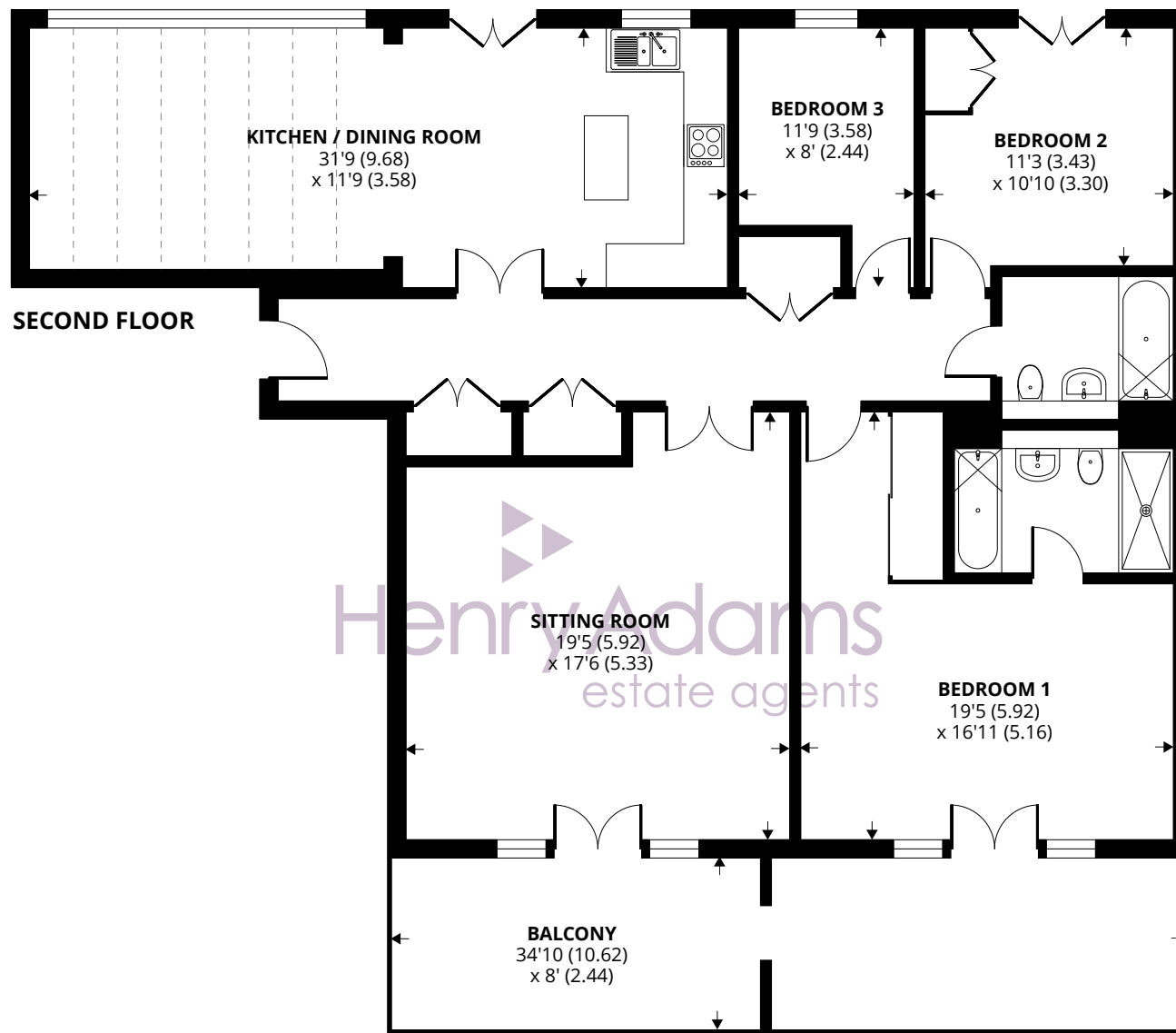
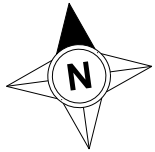
The property is accessed via the secure, gated resident car park where the garage and allocated parking will be found. Upon entering the building, the stylish communal entrance hall, stairs and lift rise to the 2nd floor. The accommodation measures an impressive 1,519 sqft and has been designed to take advantage of both the sea view to the south, as well as the view north towards the South Downs. The spacious entrance hall has two double store cupboards as well as a further cupboard providing space for a washing machine as well as the central heating and hot water boiler. The impressive open plan kitchen/dining room is bathed in natural light and provides an ideal place in which to entertain family and friends. The kitchen itself comprises a range of sleek and contemporary cabinetry with a number of integrated AEG appliances and plenty of storage. The expansive sitting room has a favourable southern aspect and offers access to a balcony that extends some 34ft across both the primary bedroom and sitting room, presenting captivating views of the beach.

Continued









Approximate Area = 1519 sq ft / 141.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

The well proportioned principal bedroom also has access to the balcony, enjoys the sea view and benefits from a range of fitted wardrobes and storage. There is an equally well appointed en-suite with both a bath and large walk-in shower. The additional two bedrooms share a further bathroom, again tasteful in its design. The property also features air conditioning to the kitchen, sitting room and principal bedroom. 15/10/24

Tenure: Leasehold. We understand there is a 999 year lease

Maintenance Charge: We understand the maintenance charge is approximately £5,600 p.a.

Ground Rent: We understand the ground rent is currently £250 p.a.

Council Tax Band: G

What3Words: Belly.Bunny.Robe



