



5 Shirlands Court, Sea Avenue, Rustington BN16 2AH  
**£235,000 Leasehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Spacious 2 Bedroom Flat
- First Floor
- Bright & Airy Accommodation
- Modern Refitted Kitchen & Bathroom
- Viewing Recommended
- No Onward Chain
- Garage & Long Lease
- Council Tax Band 'C'
- EPC Rating - TBA

A spacious first floor 2 bedroom flat with bright and airy accommodation that in brief comprises: - entrance hall, spacious double aspect lounge, refitted modern kitchen, two double bedrooms and a refitted shower room/WC. Outside there are well maintained communal gardens and a garage (number 2) is located within the development.

The flat has the benefit of a long lease, having been extended, and is now 189 years from June 1969, so approximately 134 years remaining.

Shirlands Court is pleasantly situated on the entrance to Rustington private Sea Estate and can be accessed from Sea Avenue via Station Road. Rustington village and shops are close by and the 700 bus stops very close to the flat.

LEASE - 189 years from June 1969

MAINTENANCE CHARGE - £1,600 per half year (including building insurance)



## First Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

## SECURITY ENTRYPHONE SYSTEM

## COMMUNAL HALL & STAIRS TO FIRST FLOOR

## ENTRANCE HALL

## LOUNGE

20' 1" x 12' 6" (6.12m x 3.81m)  
minimum

## KITCHEN

10' 8" x 7' 10" (3.25m x 2.39m)

## BEDROOM 1

15' x 11' 3" (4.57m x 3.43m)

## BEDROOM 2

12' 6" x 8' 8" (3.81m x 2.64m)

## SHOWER ROOM/WC

## GARAGE - NO. 2

## COMMUNAL GARDENS

**EPC TO  
FOLLOW**



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

[sales@hawkemetcalf.co.uk](mailto:sales@hawkemetcalf.co.uk)

[www.hawkemetcalf.co.uk](http://www.hawkemetcalf.co.uk)

