



6 Nordseter Lodge, Sea Lane, Rustington BN16 2RE
£150,000 Leasehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Flat**
- **Close to Shops & Seafront**
- **2 Bedrooms**
- **Modernised & Redecorated**
- **108 Years Remaining on Lease**
- **Refitted Kitchen & Shower Room**
- **Visiting Manager & 24 Hour Alarm Pull Cords**
- **Council Tax Band - 'D'**
- **EPC Rating 'C'**

Located in the heart of Rustington, West Sussex, this modernised and redecorated two-bedroom ground floor retirement flat offers the perfect blend of comfort and convenience. Set within a well-maintained development, residents benefit from a secure entry phone system, a dedicated development manager, a passenger lift, and modern electric heating throughout.

The property boasts a double aspect lounge with access to the gardens, two well-proportioned bedrooms, modern refitted kitchen with built in oven and hob and a modern refitted shower room w/c. The lease with 108 years remaining ensures long-term peace of mind, while being sold with no onward chain streamlines the purchase process for prospective buyers. Emergency pull cords are thoughtfully installed throughout, offering added reassurance.

Surrounded by communal landscaped gardens and benefitting from residents' parking, the flat is ideally situated close to the vibrant village centre and the picturesque seafront, the location offers outstanding access to local shops and convenient bus routes-making day-to-day errands and seaside strolls a pleasure.

Perfect for those seeking an independent yet supportive lifestyle close to both amenities and the coast, this inviting flat pairs modern luxuries with a sought-after coastal position. Viewing is strongly advised to appreciate all that this charming property and its prime location have to offer. Arrange your visit today.

Service Charge - Approximately £4,100 per annum

Ground Rent - £500 per annum

Lease - 125 years from 11/5/2009 - 108 year remaining

Residents Parking on a first come, first served basis

There is currently a waiting list to store a mobility scooter

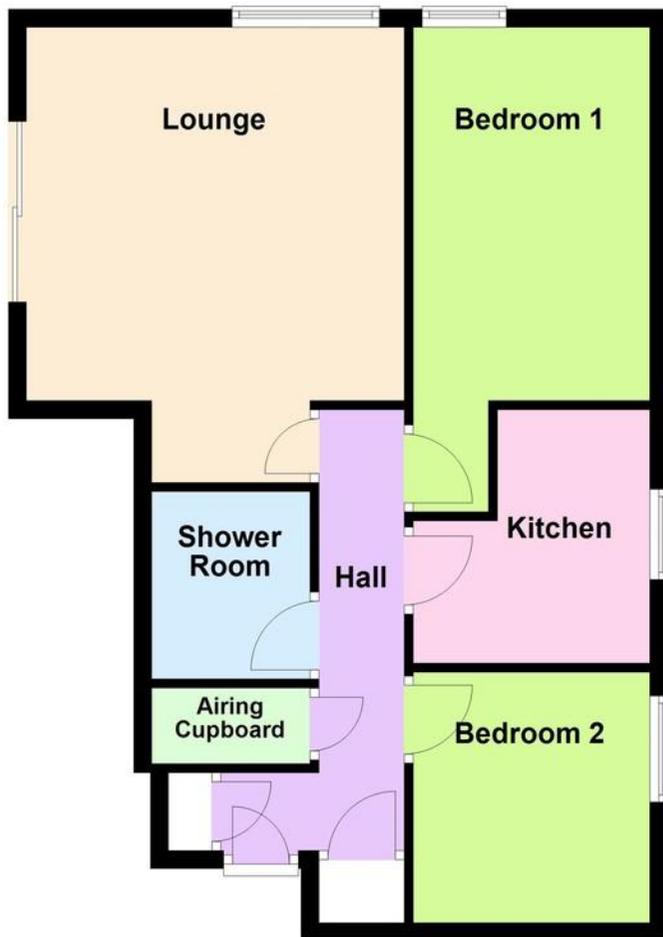
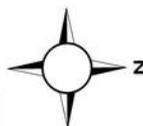
Age Restriction - Minimum of State Retirement Age

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE

13' 11" x 13' 6" (4.24m x 4.11m)

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m)

BEDROOM 1

13' 6" x 8' 8" (4.11m x 2.64m)

BEDROOM 2

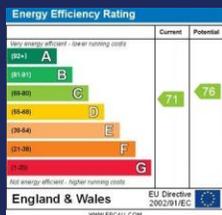
9' 1" x 8' 7" (2.77m x 2.62m)

SHOWER ROOM/WC

RESIDENTS PARKING

COMMUNAL SUN LOUNGE

COMMUNAL GARDENS



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