



28 Nordseter Lodge, Sea Lane, Rustington BN16 2RE
£139,950 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- 2 Bedrooms
- First Floor
- South Facing Balcony
- Close to Village & Shops
- Refitted Kitchen & Bathroom
- No Onward Chain
- Electric Heating & Double Glazing
- EPC Rating 'D'

A two bedroom first floor retirement flat forming part of a purpose built development in Rustington village centre close to the local shopping parades and other local amenities.

The property has been modernised with a refitted kitchen and bath/shower room and is in excellent decorative order throughout. A particular feature is the balcony which has a south facing aspect and outlook onto the gardens.

Features include: - electric heating, double glazing, bright double aspect lounge, two good size bedrooms, visiting manager, 24 hour alarm pull cord system and no onward chain.

Nordseter Lodge is conveniently situated just off Sea Lane which in turn runs between the seafront and the village centre and shops.

Service Charge - Approximately £2,700 per annum

Council Tax - Band 'D'

Lease - Approximately 71 years remaining

Age Restriction - Over 60 years of age

Pets - Permission Required



Approx. 59.5 sq. metres (641.0 sq. feet)



Total area: approx. 59.5 sq. metres (641.0 sq. feet)



SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

16' 9" x 11' 8" (5.11m x 3.56m)

BALCONY

KITCHEN

11' 7" x 5' 9" (3.53m x 1.75m)

BEDROOM 1

13' 3" x 8' 10" (4.04m x 2.69m)

BEDROOM 2

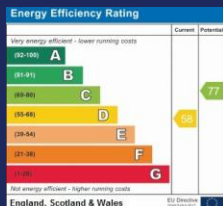
13' 3" x 6' 9" (4.04m x 2.06m)

BATH/SHOWER ROOM/WC

RESIDENTS LOUNGE

COMMUNAL GARDENS

RESIDENT PARKING BAYS



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