



4 Shirlands Court, Sea Avenue, Rustington BN16 2AH
£170,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Ground Floor Flat**
- **2 Bedrooms**
- **Large Lounge/Dining Room**
- **Gas Central Heating**
- **Double Glazing**
- **Lovely View of the Gardens**
- **No Onward Chain**
- **Garage**
- **EPC Rating: - TBA**

A ground floor purpose built two bedroom flat forming part of a popular development on the corner of Sea Avenue and Station Road.

The accommodation is very bright and spacious and in brief comprises: - entrance hall with built in cupboards, double aspect lounge/dining room, kitchen with built in double oven, gas hob, fridge/freezer, space and plumbing for slimline dishwasher; two bedrooms and a refitted bathroom/WC.

Features include double glazing, gas fired central heating with a 'Potterton' boiler, built in cupboards in both the entrance hall and bedroom one and delightful southerly views from the lounge onto the communal gardens.

Shirlands Court occupies a delightful corner plot on the entrance to Rustington's private Sea Estate via Sea Avenue. The flat is offered for sale with no onward chain.

LEASE 99 years from 24/06/1969. Aprox years 50 years remaining
SERVICE CHARGE - £1,622.84 per annum (paid half yearly)

Council Tax Band C

Agents Note: Due to the number of years remaining on the lease this property may be of interest to cash and investment buyers. It may be possible to purchase this property with an extended lease, please enquire for further details.





SECURITY ENTRYPHONE SYSTEM

ENTRANCE HALL

LOUNGE/DINING ROOM

20' 2" x 14' 11 max" (6.15m x 4.55m)

KITCHEN

10' 7" x 7' 8" (3.23m x 2.34m)

BEDROOM 1

14' 7" x 11' 2" (4.44m x 3.4m)

BEDROOM 2

12' 5" x 8' 6" (3.78m x 2.59m)

BATHROOM/WC

COMMUNAL GARDENS

GARAGE

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