



6 Richmond Court, Sea Lane, Rustington BN16 2TJ  
**£96,000 Leasehold**

**HAWKE &**  
**METCALFE**  
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Flat
- Double Bedroom
- Ground Floor
- Close to Village & Shops
- No Onward Chain
- Refitted Shower Room
- Electric Heating
- Visiting Manager/Alarm Pull Cord
- EPC Rating: - 'D'

A ground floor flat forming part of a retirement development with visiting manager and 24 hour alarm call system.

In brief the accommodation comprises: - entrance hall with two cupboards, good size lounge with feature bay window overlooking Sea Lane, kitchen, bedroom and refitted modern shower room/WC. Features include electric heating, double glazing, security entry phone system, heated communal entrance hall, residents' parking, maintained communal gardens and a residents' lounge.

Richmond Court is conveniently situated at the northern end of Sea Lane in Rustington, directly opposite local shops that include a lovely café and fish and chip shop. Rustington's comprehensive shopping parades are just around the corner which include Waitrose, Tesco Express, banks and other local interesting shops.

We would recommend viewing this apartment to appreciate both the property and location.

99 year Lease from 1988

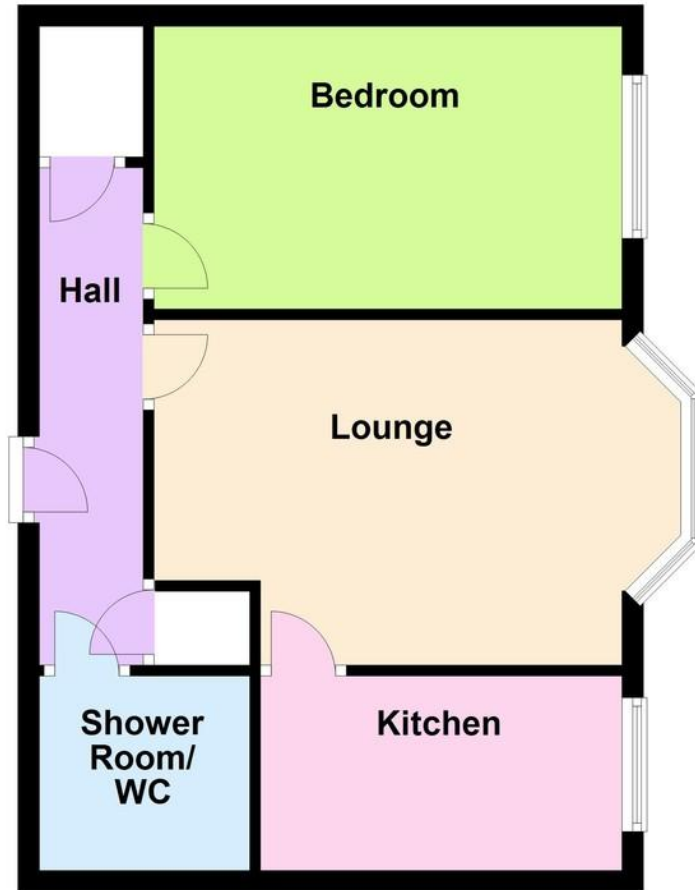
Maintenance Charge and Ground Rent £2,601.12 (per annum), paid monthly.

Pets allowed by arrangement.



## Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



**SECURITY ENTRYPHONE SYSTEM**

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**BAY FRONTED LOUNGE**

17' x 10' 6" (5.18m x 3.2m)

**KITCHEN**

11' x 5' 10" (3.35m x 1.78m)

**BEDROOM**

14' 4" x 8' 7" (4.37m x 2.62m)

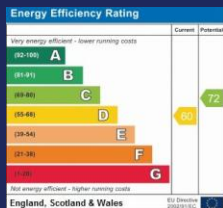
**REFITTED SHOWER ROOM/WC**

**COMMUNAL GARDENS**

**RESIDENTS' LOUNGE**

**RESIDENTS' PARKING**

Total area: approx. 42.9 sq. metres (461.5 sq. feet)



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