



14 Heritage Place, Broadmark Lane, Rustington BN16 2GY
£630,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Stunning Coastal Apartment**
- **Spacious Roof Terrace & Balcony**
- **En Suite To Master Bedroom**
- **Lift To Top Floor**
- **Sea & Downland Views**
- **Berkeley Homes Development**
- **Large Kitchen/Dining Room**
- **Garage & Private Parking Space**
- **EPC Rating: - TBA**

This is simply a stunning apartment built by Berkeley Homes in 2007 and now for sale for the first time since new, in fact the current owner reserved the property off plan to secure it's purchase.

The apartment occupies a prime position within Heritage Place with a top floor corner balcony and very rarely available private roof terrace which measures 30' x 17'10 and boasts both sea and downland views.

Features include gas fired underfloor heating, double glazing, comfort cooling to lounge and master bedroom, garage with power and electric remote controlled door, additional allocated private parking space, passenger lift to top floor, kitchen with built in appliances and Villeroy & Boch fittings in bathroom and en suite shower room.

We would strongly recommended viewing this rarely available and stunning apartment to be able to fully appreciate both the location and views.

Heritage Place is situated at the southern end of Broadmark Lane which runs between the village centre and seafront. The seafront and greensward are right on your doorstep for lovely coastal walks and the comprehensive shops in Rustington, including Waitrose, are just at the end of the road.

LEASE - 125 years from 2007

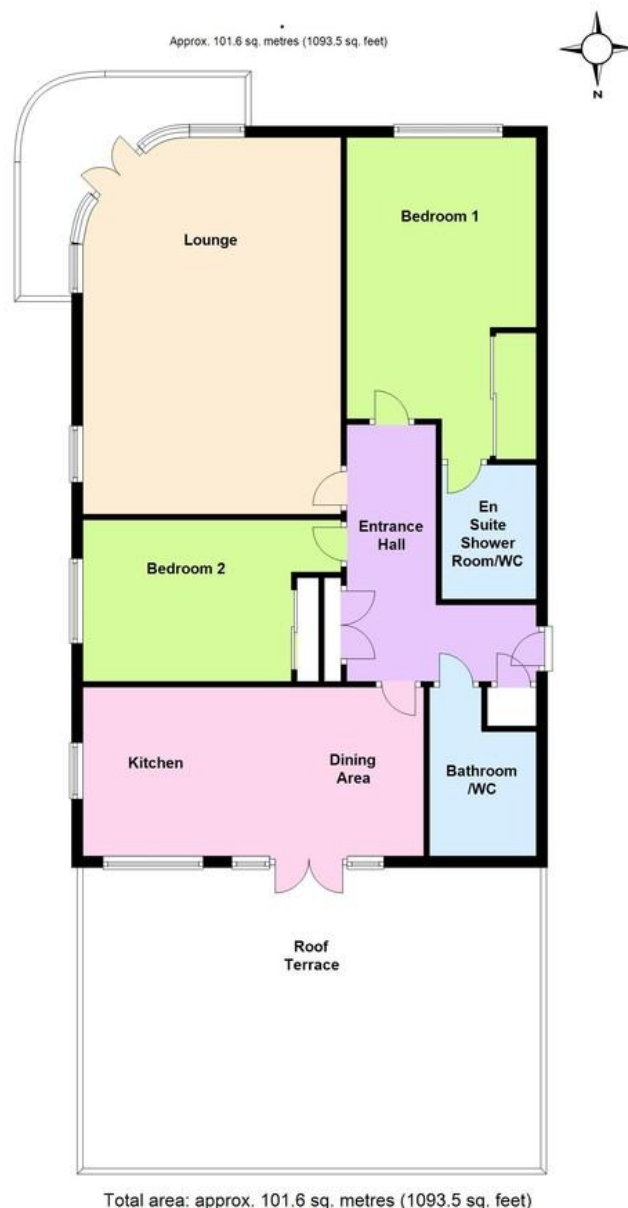
SERVICE CHARGE - £2,330 per annum

GROUND RENT - £250 per annum

MANAGING AGENTS - Hobdens Property Management Ltd.

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.





GATED ENTRANCE

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

LIFT & STAIRS TO SECOND FLOOR

ENTRANCE HALL

LOUNGE

22' 0" x 15' 0" (6.71m x 4.57m)

BALCONY

KITCHEN/DINING ROOM

19' 10" x 9' 9" (6.05m x 2.97m)

ROOF TERRACE

30' x 17' 10" (9.14m x 5.44m)

MASTER BEDROOM

18' 8" x 11' 0" (5.69m x 3.35m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 1" x 9' 4" (3.68m x 2.84m)

MAIN BATHROOM/WC

GARAGE

PRIVATE ALLOCATED PARKING

**EPC TO
FOLLOW**



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