



Flat 1 Selsey Court, Chanctonbury Road, Rustington BN16 2LD
£245,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Ground Floor Flat**
- **2 Bedrooms**
- **Close to Seafront**
- **New Kitchen & Shower Room**
- **No Onward Chain**
- **Remainder of a 999 Year Lease**
- **Viewing Recommended**
- **Garage**
- **EPC Rating 'D'**

A spacious 2 bedroom ground floor flat within the very popular Overstrand West Development on Rustington seafront. In brief the accommodation comprises: - good size entrance hall with double opening doors into the lounge, private patio/terrace, new refitted kitchen with built in electric oven, hob and extractor fan; new 'wet room' style shower room/WC with fully tiled walls and 2 bedrooms both with built in wardrobes. Outside there are very pleasant well maintained communal gardens and a garage within the development (number 205). .

Features include electric heating, double glazing, some wood block flooring and the flat is offered for sale with no onward chain.

Selsey Court is very pleasantly situated within the popular Overstrand West Development on Rustington seafront. Chanctonbury Road runs between Sea Lane and Holmes Lane. The seafront is only a short walk away and the bus passes close by giving easy access to Rustington and neighbouring town.

Maintenance Charge - £1,440 approx. per annum (including buildings insurance)

Lease - Remainder of a 999 year lease

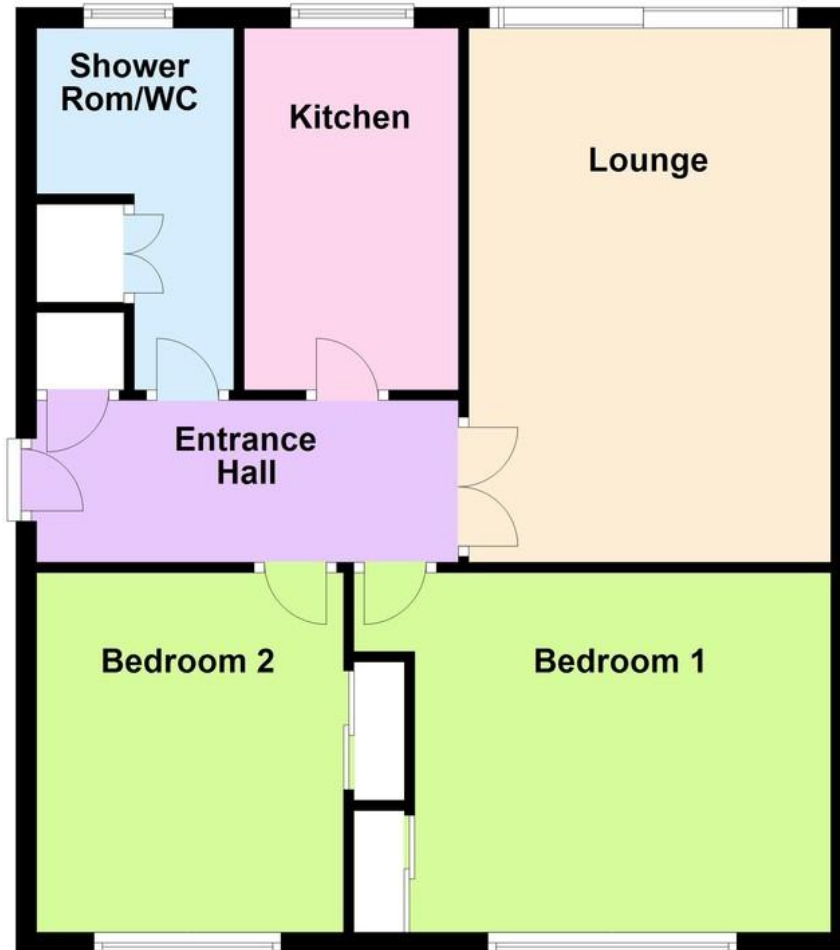
Share of Freehold

Council Tax - Band 'C'



Ground Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

SECURITY ENTRYPHONE SYSTEM

FRONT DOOR & ENTRANCE HALL

LOUNGE

17' x 11' 6" (5.18m x 3.51m)

PATIO/TERRACE

KITCHEN

11' 5" x 6' 10" (3.48m x 2.08m)

BEDROOM 1

13' 2" x 11' 5" (4.01m x 3.48m)

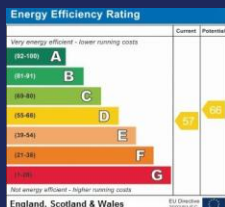
BEDROOM 2

11' 5" x 9' 11" (3.48m x 3.02m)

SHOWER ROOM/WC

COMMUNAL GARDENS

GARAGE



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

