



14 Dolphin Court, Dolphin Way, Rustington BN16 2EN
£255,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- First Floor Flat
- Balcony & Sea Views
- 2 Bedrooms
- South Rustington
- New Kitchen & Shower Room
- Small Study Area
- Gas Central Heating
- No Onward Chain
- EPC Rating: - 'C'

A spacious 2 bedroom first floor flat with a balcony and sea views. The property has recently been redecorated and has new carpets along with a new kitchen and shower room/WC. There is also a useful small study area which currently forms part of the hall but could be easily separated with a small wall and door.

In brief the accommodation comprises: - hall/study area, bright double aspect lounge with access to a West facing balcony with a view of the sea; two bedrooms, refitted kitchen and shower room/WC. The flat is offered for sale in excellent decorative order throughout and internal viewing is strongly recommended.

Dolphin Court is pleasantly situated directly on the greensward and beach on Rustington seafront and is accessed from Dolphin Way via Sutton Avenue from Broadmark Lane.

LEASE - Remainder of a long 999 year lease & Share of Freehold

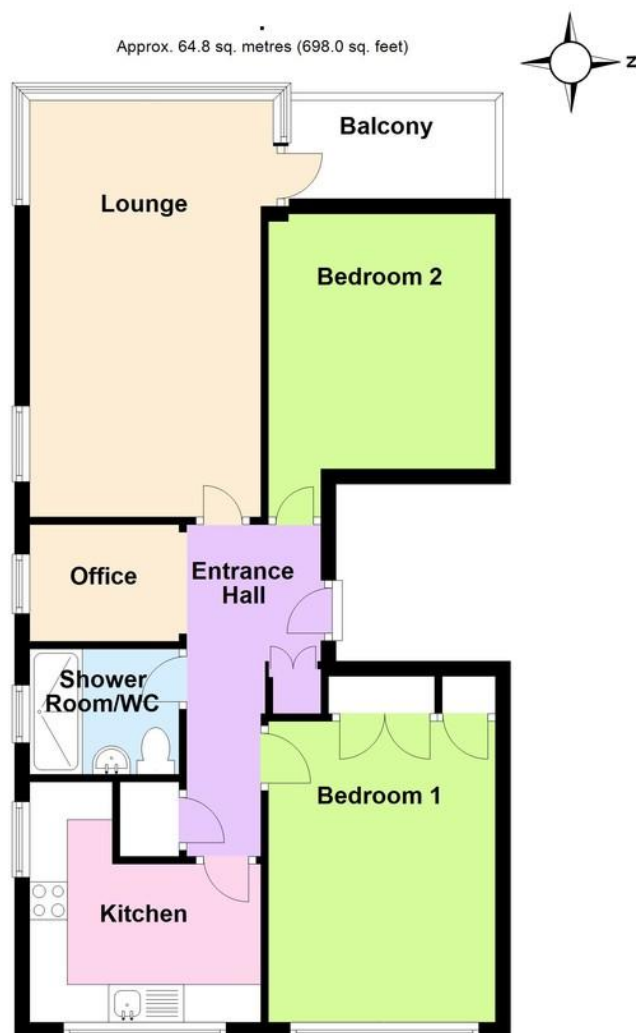
MAINTENANCE CHARGE - £1,313.04 per annum (paid quarterly)

NO PETS

COUNCIL TAX - Band 'C'

MANAGING AGENTS:- Arun Property Services, 55-57 Sea Lane, Rustington BN16 2RQ
(01903) 859685





Total area: approx. 64.8 sq. metres (698.0 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO FIRST FLOOR

ENTRANCE HALL/OFFICE AREA

LOUNGE

18' 1" x 10' 7" (5.51m x 3.23m)

BALCONY

STUDY AREA

KITCHEN

10' 5" x 9' 10" (3.18m x 3m)

BEDROOM 1

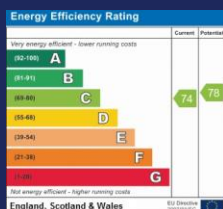
13' 1" x 9' 10" (3.99m x 3m)

BEDROOM 2

11' 1" x 9' 11" (3.38m x 3.02m)

SHOWER ROOM/WC

COMMUNAL GARDENS



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