



14 Richmond Court, Sea Lane, Rustington BN16 2TJ  
**£80,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **1 Bedroom**
- **Close to Village & Shops**
- **Electric Heating**
- **Security Entry Phone System**
- **Visiting Manager & Alarm Pull Cords**
- **Residents Parking & Gardens**
- **No Onward Chain**
- **EPC: - 'C'**

A first floor flat forming part of a purpose built retirement development with visiting day manager and 24 hour alarm call system.

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

Richmond Court is conveniently situated at the northern end of Sea Lane directly opposite the small parade of shops that include a lovely café, fish and chip shop and hairdresses etc.

Rustington's comprehensive shopping parades are just around the corner.

LEASE:- 99 years from 29/09/88

MAINTENANCE: - £3,200 per annum, paid quarterly.

GROUND RENT: - None

Pets allowed by arrangement and with permission.

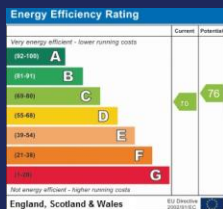
# First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



- SECURITY ENTRY PHONE SYSTEM
- COMMUNAL ENTRANCE HALL
- STAIRS TO FIRST FLOOR
- PRIVATE ENTRANCE HALL
- BAY FRONTED LOUNGE**  
14' 4" x 10' 5" (4.37m x 3.18m)  
max
- KITCHEN**  
11' x 5' 10" (3.35m x 1.78m)
- BEDROOM**  
14' x 8' 8" (4.27m x 2.64m)
- BATHROOM/WC**
- COMMUNAL GARDENS
- RESIDENTS LOUNGE
- RESIDENTS PARKING

Total area: approx. 43.1 sq. metres (464.4 sq. feet)



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

