



5 Dolphin Court, Dolphin Way, Rustington BN16 2EN

Offers in Excess of £265,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Flat
- 2 Bedrooms
- West Facing Covered Balcony with Sea Views
- 15'2 x 8'10 Kitchen
- Gas Heating & Double Glazing
- No Chain Involved
- Security Entryphone
- Within 70 Metres of Sea, Beach & Greensward
- EPC Rating: - 'D'

A delightful purpose built flat situated in this popular seafront development with two bedrooms, a good size 15'2 x 8'10 kitchen as well as a lovely west facing covered balcony offering views of the greensward, beach and sea which are less than 70 metres away. Its numerous features include double glazing, gas heating and security entryphone. We would highly recommend internal viewing and believe the flat could make an ideal second home or a permanent residence with its proximity to the seafront and it has the added benefit of having no chain involved with the sale.

Accommodation in brief comprises: Entrance hall, lounge, covered balcony, kitchen, two bedrooms and bathroom/WC. Outside there is a pleasant area of communal garden to the rear of the property

Dolphin Court is situated on Rustington seafront and can be found at the end of Dolphin Way, which in turn is approached via Sutton Avenue and Broadmark Lane which leads into Rustington's centre and its comprehensive shopping facilities.





Total area: approx. 65.6 sq. metres (706.0 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

PRIVATE FRONT DOOR

LOUNGE

16' 10" x 11' 5" (5.13m x 3.48m)

BALCONY

with sea views

KITCHEN

15' 2" x 8' 10" (4.62m x 2.69m)

BEDROOM 1

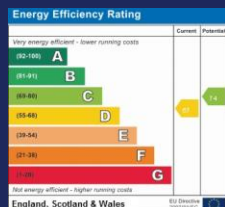
14' x 10' 10" (4.27m x 3.3m)

BEDROOM 2

11' x 8' 6" (3.35m x 2.59m)

BATHROOM/WC

WELL MAINTAINED COMMUNAL GARDENS



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