



Flat 7 Fleur De Lis, Station Road, Rustington BN16 3BH  
**£625,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Stylish & Contemporary Luxury Apartment**
- **Feature Mezzanine Galleried Area**
- **2 Bedrooms, En Suite & Second Shower**
- **Roof Top Garden & Balcony**
- **Internal Viewing Recommended**
- **Exclusive for the Over 55's**
- **Close to Village Centre & Shops**
- **Allocated Private Parking Space**
- **EPC Rating: - 'B'**

This luxury apartment forms part of the exclusive Cavendish collection designed for the over 55's to enjoy a quality lifestyle in a delightful location close to Rustington village centre and shops.

Features include a stunning mezzanine galleried area that overlooks the impressive lounge/dining room with feature floor to ceiling window; luxury fitted kitchen with built in appliances, premium Villeroy & Boch sanitary ware, Keylite roof windows with electric blinds and rain sensor, lift to all floors, gas fired central heating, services of an Estate Manager, CCTV door entry system, boiling water tap in kitchen, Virgin Media services and Sky Q enabled.

We would strongly recommend internal viewing of this stylish apartment to fully appreciate both the stunning accommodation and lifestyle available to a new owner.

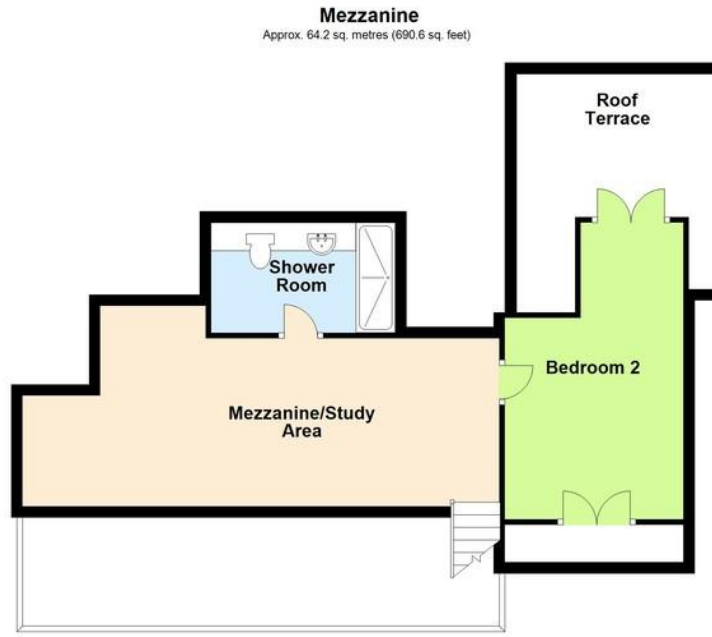
The Fleur de Lis Development is situated off Station Road in Rustington which leads into Ash Lane and then into the village centre with it's comprehensive shopping parades and other local amenities.

Council Tax Band 'C'

Service and Maintenance Charges are £4,600 per annum, paid half yearly.  
Ground Rent is £550 per annum.

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.





Total area: approx. 148.8 sq. metres (1601.2 sq. feet)

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE/DINING ROOM**

28' 4" x 13' 7" (8.64m x 4.14m)

**BALCONY**

**KITCHEN**

11' 7" x 9' 9" (3.53m x 2.97m)

**BEDROOM 1**

10' 8" x 10' 8" (3.25m x 3.25m)

**EN SUITE SHOWER ROOM**

**MEZZANINE/STUDY AREA**

28' 4" x 11' 9" (8.64m x 3.58m)  
(max) narrowing to 8'7"

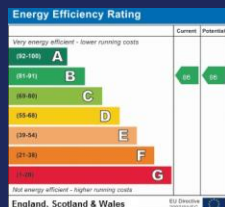
**BEDROOM 2**

17' 4 max" x 10' 6" (5.28m x 3.2m)

**SHOWER ROOM**

**ROOF TERRACE**

18' x 17' 4" (5.49m x 5.28m)



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