



11 Selsey Court, Chanctonbury Road, Rustington BN16 2LD
£265,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Spacious 2 Bedroom Flat
- Refurbished & Modernised Throughout
- Balcony with West Aspect
- Gas Central Heating & Double Glazing
- Internal Viewing Recommended
- Remainder of a Long 999 Year Lease
- Garage
- Council Tax Band - C
- EPC Rating: - 'C'

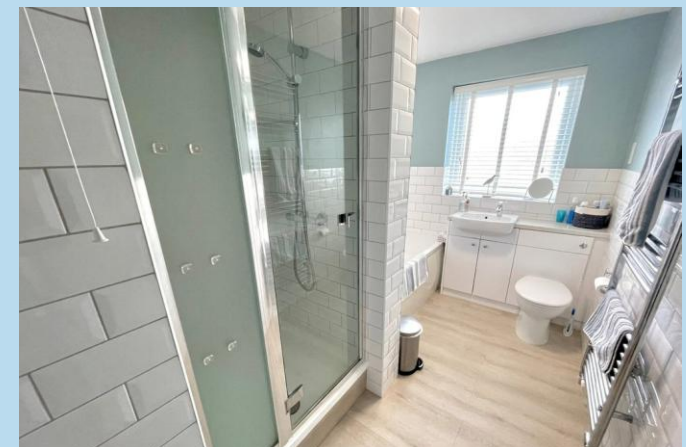
A bright and spacious 2 bedroom second floor flat which has been refurbished and modernised throughout and therefore internal viewing is strongly recommended.

In brief the accommodation comprises: - entrance hall, double aspect lounge, balcony, 2 double bedrooms both with built in wardrobes, refitted modern kitchen and refitted modern bath/shower room/WC.

Features include gas central heating, double glazing, security entry phone system, garage, excellent decorative order, close proximity to the seafront and offered for sale with no onward chain.

Selsey Court forms part of the popular Overstrand West development and is located in Chanctonbury Road which in turn leads into Sea Lane which runs between the village centre and seafront.

Service Charge - £725 per half year
Buildings Insurance - £240 per annum
Lease - Remainder of a 999 year Lease
Managing Agents - Jordan & Cook, 31 Chapel Road, Worthing BN11 1EL
NO PETS ALLOWED



Second Floor

Approx. 72.6 sq. metres (781.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)

SECURITY ENTRYPHONE

STAIRS TO SECOND FLOOR

ENTRANCE HALL

LOUNGE

18' 6" x 11' 6" (5.64m x 3.51m)

BALCONY

KITCHEN

11' 4" x 6' 10" (3.45m x 2.08m)

BEDROOM 1

13' 2" x 9' 9" (4.01m x 2.97m)

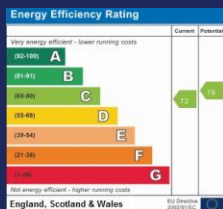
BEDROOM 2

12' 2" x 11' 4" (3.71m x 3.45m)

BATH/SHOWER ROOM/WC

COMMUNAL GARDENS

GARAGE NO 201



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

