



12 Broadmark Beach, Broadmark Lane, Rustington BN16 2JF
£495,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Prestigious Seafront Development
- Uninterrupted Sea Views From All Rooms
- Garage & Private Parking Space
- En Suite to Master Bedroom
- Second Bedroom & Bathroom
- First Floor with Balcony
- Lift & No Onward Chain
- Council Tax Band 'E'
- EPC Rating 'C'

An absolutely stunning seafront apartment with uninterrupted sea views from all rooms and the generous size balcony.

The apartment is situated within the prestigious 'Broadmark Beach' Development in the south wing which directly overlooks Rustington beach and greensward.

The property is being marketed for sale for the first time since new, having been owned by the same family for over two generations. We would strongly recommend internal viewing to fully appreciate both the apartment and the views.

No 12 also benefits from having both a garage (number 12) and private allocated parking space.

In brief the accommodation comprises: - security entry phone system to the impressive reception hall, stairs and passenger lift to first floor; entrance hall, lounge with bay window and door to the balcony, kitchen, master bedroom with en suite shower room/WC, second bedroom and main bathroom/WC. Outside there are communal gardens, a garage and private allocated parking space.

Broadmark Beach occupies a prime seafront position at the southern end of Broadmark Lane which leads directly into the village centre and comprehensive shopping parades.

Lease - From 2020 and approximately 90+ years remaining
Maintenance Charge - £3,272.96
Ground Rent - N/A
No Pets Allowed
Managing Agents - KTS Estate Management Ltd

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.



First Floor

Approx. 93.8 sq. metres (1010.0 sq. feet)



SECURITY ENTRY SYSTEM

IMPRESSIVE RECEPTION

LIFT & STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

18' 6" x 12' (5.64m x 3.66m)

BALCONY

KITCHEN

13' 10" x 9' (4.22m x 2.74m)

BEDROOM 1

16' 2" x 10' 10" (4.93m x 3.3m)
into bay

EN SUITE SHOWER ROOM/WC

BEDROOM 2

13' 10" x 9' 2" (4.22m x 2.79m)

BATHROOM/WC

COMMUNAL GARDENS

GARAGE

ALLOCATED PARKING SPACE

Total area: approx. 93.8 sq. metres (1010.0 sq. feet)



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