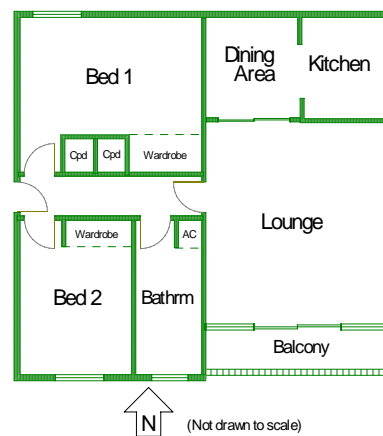


**PETWORTH COURT, RACKHAM ROAD,
RUSTINGTON BN16 2LF**



£299,950 - LEASEHOLD

- ◆ **SEAFRONT FLAT**
- ◆ **UNINTERRUPTED SEA VIEWS**
- ◆ **LOUNGE/DINER**
- ◆ **2 DOUBLE BEDROOMS**
- ◆ **REPLACEMENT DOUBLE GLAZING**
- ◆ **GAS CENTRAL HEATING**
- ◆ **REFITTED KITCHEN & BATHROOM**
- ◆ **GARAGE IN COMPOUND**
- ◆ **INTERNAL VIEWING RECOMMENDED**



An extremely well presented first floor flat offered for sale having been the subject of much improvement in recent months and benefiting from a south/west facing sun balcony providing uninterrupted views across the Channel.

PETWORTH COURT, RACKHAM ROAD, RUSTINGTON

The accommodation, with approximate room sizes, comprises:

COMMUNAL ENTRANCE

With stairs to first floor, part glazed front door leading to:

SPACIOUS ENTRANCE HALL

Radiator, power point, smoke detector, textured and covered ceiling, recessed cupboard housing trip fuse board and electricity meter, gas meter below, adjacent cloaks cupboard with hanging rail and shelving, glazed door to:

LOUNGE 5.03m x 4.52m (16'6 x 14'10)

Feature Portuguese limestone fire surround with fitted Dimplex flame effect electric fire, radiator, upvc double glazed sliding patio doors providing uninterrupted sea views and access onto the **south-west facing sun balcony**, telephone point, television/Sky point, power points, textured and covered ceiling, glazed sliding door leading to:



DINING AREA 2.54m x 2.29m (8'4 x 7'6)

Radiator, power points, textured and covered ceiling, wide opening to:

REFITTED KITCHEN 2.54m x 2.16m (8'4 x 7'1)

Being fitted out with wood grain effect Shaker style units with brushed aluminium door and drawer handles with contrasting marble effect rolled edge work surfaces, comprising inset one-and-a-half bowl single drainer sink unit with mixer tap, range of drawers and cupboards, built-in AEG fan assisted oven with matching gas hob above, concealed filter hood over, space and plumbing for automatic washing machine, further space for fridge-freezer, range of matching wall mounted units, concealed gas fired combination boiler supplying domestic hot water and central heating, upvc double glazed window providing uninterrupted sea views, power points, textured and covered ceiling, wood grain effect vinyl flooring.



BEDROOM ONE 4.60m x 2.95m (excluding door recess) (15'1 x 9'8)

Upvc double glazed window, recessed double wardrobe with sliding doors, cupboards above, radiator, power points, textured and covered ceiling.

BEDROOM TWO 3.20m x 2.74m (10'6 x 9'0)

Upvc double glazed window providing uninterrupted sea views, built-in double wardrobe with full height sliding mirror fronted doors, radiator, power points, textured and covered ceiling.

BATHROOM

Having been recently refitted and having fully tiled walls, modern white suite comprising panelled bath with mixer tap and hand grips, pedestal wash hand basin with mixer tap, low level wc with dual flush, quadrant style shower cubicle with wall mounted Mira shower unit, chrome heated towel rail, upvc double glazed window, textured ceiling, large built-in storage cupboard with further storage cupboard above

COMMUNAL GARDENS

The property is surrounded by extremely well tended communal gardens with an abundance of flowers and shrubs.

GARAGE

Being no.131 in nearby compound with new metal up-and-over door.

TENURE

The property is held on a 999 year lease with each resident owning a share of the freehold. You are recommended to have this verified by your legal adviser at your earliest convenience.

MAINTENANCE

£1050 per annum (£525 half yearly) including Building Insurance.

GROUND RENT

Not applicable.

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

VIEWING: By appointment with James Strong Estate Agents 01903 776677. COUNCIL TAX BAND (C)