



2 Clare Lodge, Sea Lane, Rustington BN16 2RF
£230,000 Share of Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Flat
- 2 Double Bedrooms
- Garage
- Private Patio
- Share of Freehold
- Long Lease (939 Years Remaining)
- Close to Village Centre
- Council Tax Band - 'B'
- EPC Rating - 'C'

A ground floor flat with two double bedrooms, its own private patio, a garage and situated within easy reach of Rustington Village Centre and shops. The property is offered for sale in good decorative order and also benefits from a long lease (remainder of 999 years) and a share of the Freehold.

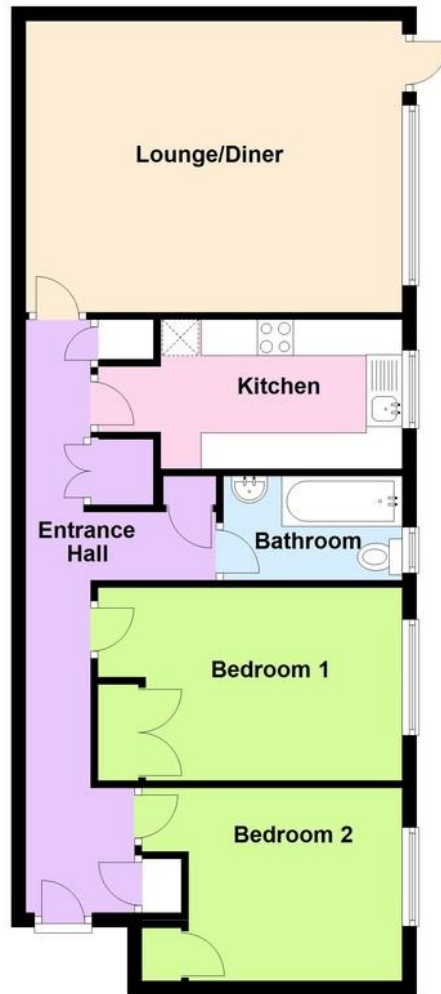
The accommodation in brief comprises: entrance hall, lounge with door to private patio, kitchen, 2 double bedrooms and bathroom/WC. Outside there are pleasant communal gardens to the front of the property and a garage in the compound to the rear of the development which is accessed via Holmes Lane and Sutherland Close (first one on left hand side).

The development is pleasantly set back from the road and is situated in Sea Lane, which in turn runs between the seafront and Rustington's centre with its comprehensive shops and facilities.

Leasehold with each owner having a Share of the Freehold
Service Charge - £1,969.92 for 2024/25
Ground Rent - £20 per annum
999 year Lease from 25.12.1964



Ground Floor
Approx. 68.6 sq. metres (738.5 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

ENTRANCE HALL

LOUNGE/DINER

17' 3" x 13' 4" (5.26m x 4.06m)

KITCHEN

14' x 6' 10" (4.27m x 2.08m)

BEDROOM 1

12' x 8' 10" (3.66m x 2.69m)

BEDROOM 2

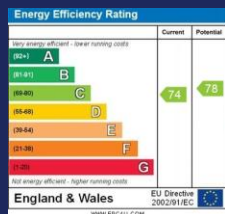
10' 10" x 8' 10" (3.3m x 2.69m)

BATHROOM

COMMUNAL GARDENS

GARAGE

No 4 and situated in the compound



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