



6 Elm Place, Rustington, BN16 3BL

Price £250,000

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An opportunity to purchase this first floor purpose built apartment in highly sought after Rustington location, with local shopping facilities and transport links on the doorstep.

The accommodation briefly comprises, private entrance, vestibule, reception hall, living room, modern kitchen/diner, utility, two double bedrooms and bathroom/Wc. Externally there is a garage located in the rear compound. Benefits include modern internal doors, replaced boiler in 2022 and regularly serviced and enviro vent system which controls moisture flow in the apartment. Viewing is highly recommended.

- Purpose Built Apartment
- Two Double Bedrooms
- Modern Kitchen/Diner
- Garage
- Long Lease
- Private Entrance
- Gas Central Heating
- Double Glazing





Private Entrance

Modern composite front door opening to;

Vestibule

Stairs rising to the first floor with double glazed window to the side.

Reception Hall

3.04 x 2.70 (9'11" x 8'10")

Radiator. Double cupboard with cupboards above and further shelved cupboard with cupboard above. Central heating thermostat. Access hatch to roof.

Living Room

4.72 x 3.71 (15'5" x 12'2")

Double glazed window. Radiator. Ornamental recess in chimney with inset spot lights in the alcoves.

Kitchen/Diner

4.50 x 2.72 max (14'9" x 8'11" max)

A modern kitchen with high gloss white cupboards and drawers with work surface above. Inset single drainer sink unit. Fitted gas hob with oven under and extractor above. Matching wall cupboards. Space for fridge/freezer. Three double glazed windows. Radiator. Space for table and chairs.

Utility

Space for washing machine and tumble dryer above. Double glazed window. Radiator.

Bedroom One

4.27 x 3.77 (14'0" x 12'4")

Double glazed window. Radiator. Inset spotlights.

Bedroom Two

4.50 max x 3.03 max (14'9" max x 9'11" max)

Double glazed window. Radiator. Inset spotlights.

Bathroom/Wc

1.77 x 1.67 (5'9" x 5'5")

Suite comprising panelled bath with shower above, vanity sink with drawers under and low level flush Wc. Wall mounted mirror. Double glazed window. Tiled walls. Extractor fan.

Garage

Located in rear compound.

Required Information

Length of lease: 936 years remaining

Annual service charge: £2474.10

Annual ground rent: £10

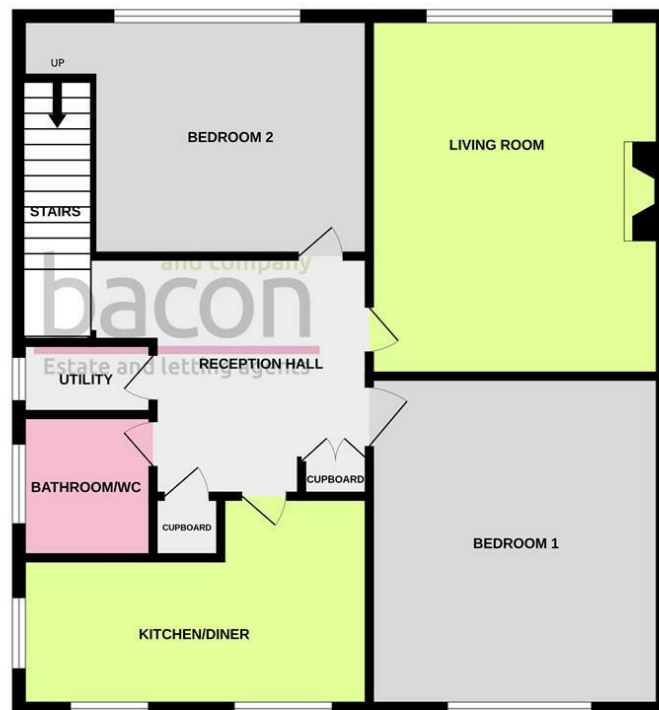
Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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