



30 Shaftesbury Road, Rustington, BN16 2HX

Price £235,000

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Self contained two bedroom apartment with private garden and being within a few hundred yards of seafront and CHAIN FREE. Delightful purpose built first floor apartment in the popular area of Rustington. Briefly the accommodation comprises; private front door, entrance hall, lounge/diner, modern fitted kitchen, two double bedrooms and modern fitted bathroom/wc. The property also benefits from gas fired central heating, double glazing and low out goings with long 993 year lease with share of freehold. Externally there is a private rear garden being easy to maintain.

- Chain free
- Close seafront and shops
- Self contained first floor flat
- Low outgoings
- Lounge
- Two double bedrooms
- Modern kitchen and bathroom
- Private rear garden





Steps Leading To Private Front Door

Steps up to;

First Floor Landing

Access to loft space via folding ladder. Gas fired boiler supplying hot water and central heating.

Lounge

4.78m x 3.71m (15'8 x 12'2)

Marble fireplace with wood surround. Radiator. Double glazed window.

Modern Fitted Kitchen

2.64m x 2.64m (8'8 x 8'8)

Part tiled. Modern fitted kitchen comprising of roll top work surfaces with inset single drainer stainless steel sink unit. Range of base units comprising of cupboards and drawers. Small breakfast bar area. Matching eye level wall units. Slot in 'Beko' double oven incorporating gas



hob and chimney style extractor cooker hood above. Space and plumbing for washing machine. Space for tall fridge/freezer. Double glazed window.

Bedroom One

3.66m x 3.61m into wardrobes (12' x 11'10 into wardrobes)

Fitted wardrobes and matching bedside units. Double glazed window. Radiator.

Bedroom Two

12' x 11'10

Double glazed window. Radiator.

Bathroom

Half tiled. Modern suite comprising panelled bath with mixer tap/shower attachment. Independent 'Triton' shower unit above. Vanity unit with inset wash hand basin. Close coupled



wc. Radiator. Vertical chrome towel rail/radiator. Double glazed window.

Outside

Private Rear Garden

Fenced on three sides. Paved for ease of maintenance.

Required Information

Length of lease: 993

Annual service charge: TBC

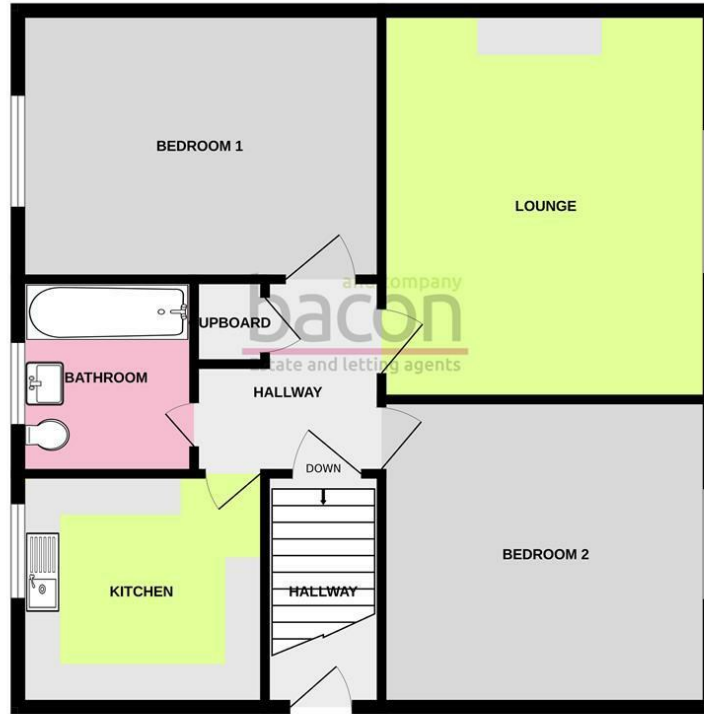
Council tax band: B

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



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		77	77
(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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