



2 Harwood Apartments, 70 Woodlands Avenue, Rustington BN16 3FL
£350,000 Leasehold

INDEPENDENT ESTATE & LETTING AGENTS

- Luxury Ground Floor Apartment
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Internal Viewing Recommended
- Heart of Rustington
- Pleasant Views onto Garden
- Gated Development & Allocated Parking
- Council Tax Band 'C'
- EPC Rating 'B'

We are delighted to present an exquisite, purpose-built ground floor apartment, constructed to an exceptional standard in 2019 and offering a unique bungalow-style living experience. Immaculately maintained, this luxury property boasts direct access to beautifully established communal gardens, benefitting from delightful south and west-facing aspects that flood the interior with natural light and provide tranquil views all year round.

Spanning approximately 810 sq. ft., the layout features two generous double bedrooms, including a superb principal suite complete with an en suite shower room, complemented by a stylish main bathroom. The heart of the home is an elegant fitted kitchen, finished with gleaming quartz worktops and equipped with high-end Neff integrated appliances-perfect for contemporary living and entertaining.

Comfort is assured throughout, with state-of-the-art gas underfloor heating and triple-glazed windows ensuring warmth and quiet relaxation at every turn. The property is located within a secure, gated development and benefits from a private allocated parking space. The apartment is offered for sale with no onward chain.

Ideally situated in the heart of Rustington village centre in West Sussex, residents are just a stone's throw from the bustling shopping parades. Enjoy immediate access to a fantastic selection of national high street names including Waitrose, Boots, and Superdrug, alongside a charming array of independent local retailers, cafés, restaurants and amenities.

This outstanding apartment perfectly blends luxury, convenience, and style in a highly desirable location. The apartment is 0.7 mile from the sea and 1.4 miles from Angmering mainline railway station. Viewings are recommended-arrange your visit today to fully appreciate everything this exceptional home has to offer.

Lease – 125 years from 2019
Ground rent - £250 per annum
Maintenance - £1336.57 per half year



Apartment

Approx. 75.3 sq. metres (810.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.9 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE & INNER HALL

PRIVATE FRONT DOOR

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN
18' 9" x 17' (5.72m x 5.18m)

MASTER BEDROOM
17' 2" x 10' 2" (5.23m x 3.1m)

EN SUITE SHOWER ROOM & WC

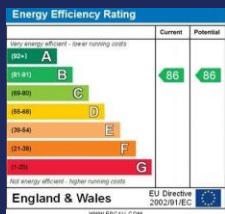
BEDROOM TWO
12' 8" x 12' 4" (3.86m x 3.76m)

MAIN BATHROOM & WC

ALLOCATED PARKING SPACE

WEST FACING PATIO

ESTABLISHED COMMUNAL GARDENS & PATIO



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