



## Heritage Place Broadmark Lane, Rustington, BN16 2GY

Leasehold

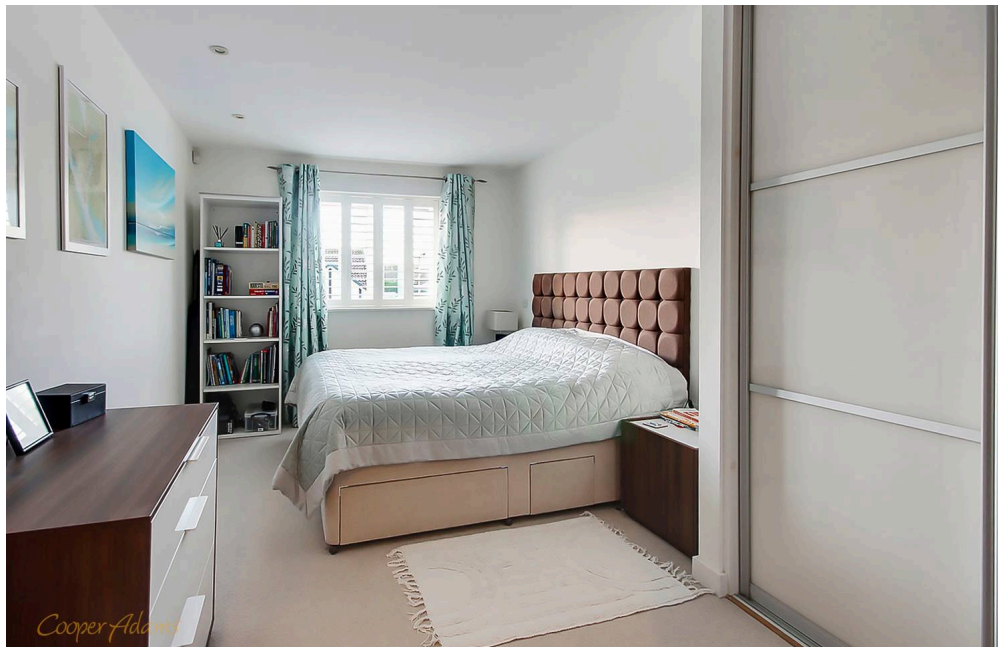
Two Bedroom Top-Floor Apartment • No Onward Chain! • Balcony with Partial Sea Views • Open-Plan Kitchen/Diner • Pets Allowed • Secure Gated Parking • En-Suite to Primary Bedroom • Plenty of Storage Available • Underfloor Heating Throughout • Approx. 882 sq. ft (82 sq. m)

*Cooper Adams*

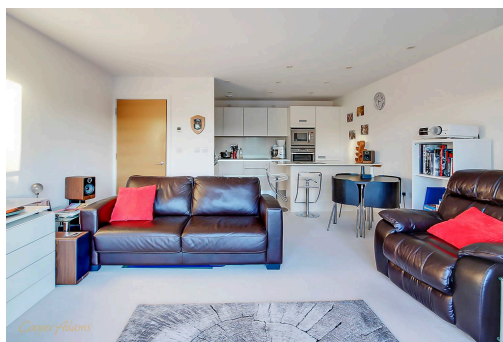


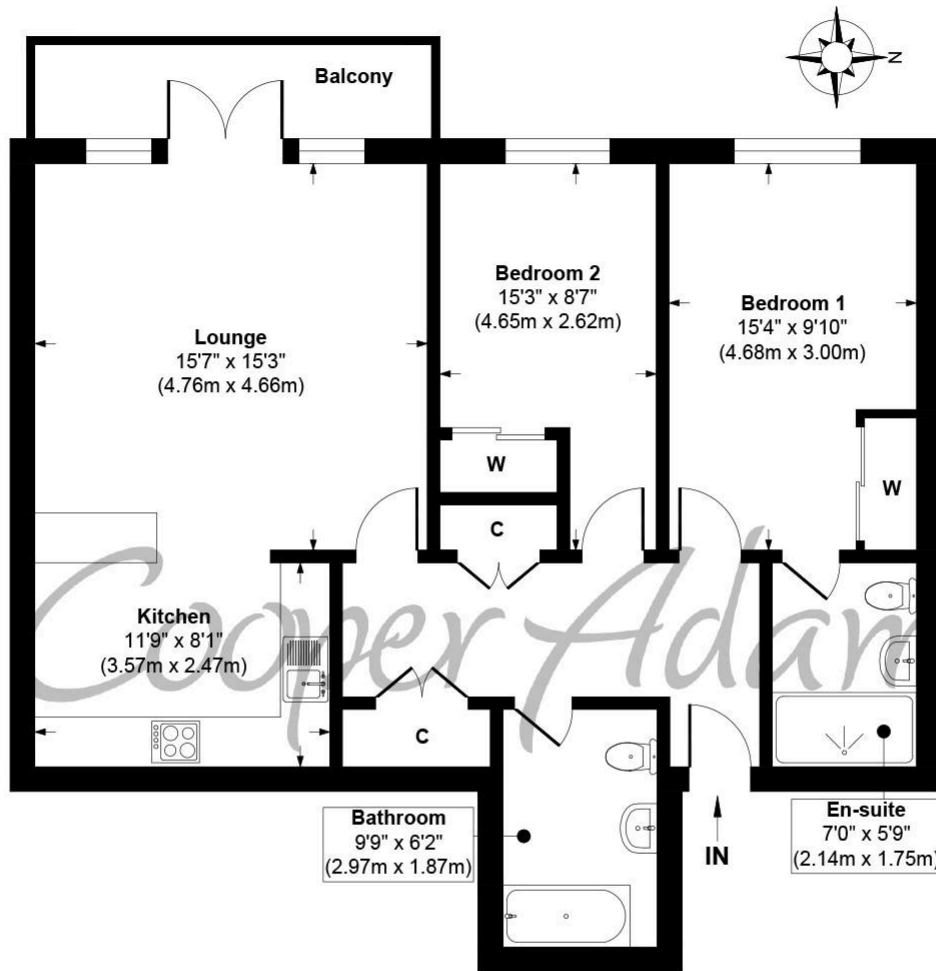
This two-bedroom top-floor apartment is perfectly suited to anyone looking to downsize in style. With modern kitchen appliances, spacious open-plan living and a balcony with partial sea views - the development also boasts secure gated parking for peace of mind and convenience. Located just a short stroll to Rustington's beautiful beach, this apartment is a wonderful coastal retreat, as both a full time residence or holiday home! Only half a mile away from Rustington's village for independent shops, eateries and more. If this home by the sea is ticking all the boxes, then give us a call to arrange your viewing.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





**Second Floor**  
**Approximate Floor Area**  
**882 sq. ft**  
**(81.97 sq. m)**

**Broadmark Lane, Rustington**  
**Approx. Gross Internal Floor Area 882 sq. ft / 81.97 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: B

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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