



Elm Place, Rustington, BN16 3BL

Leasehold

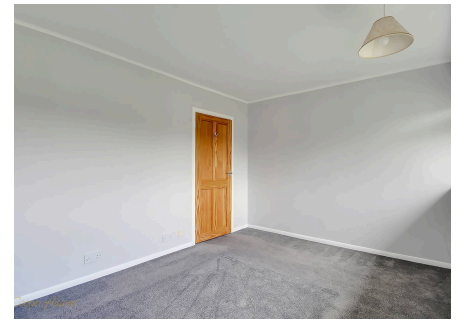
Two Double Bedrooms • First-Floor Apartment • No Onward Chain • Refurbished Throughout • Garage En-Bloc • Great  
Commuter Links Nearby • Fantastic Location Close to Local Amenities • Approx. 825 sq. ft (76.6 sq. m)

*Cooper Adams*



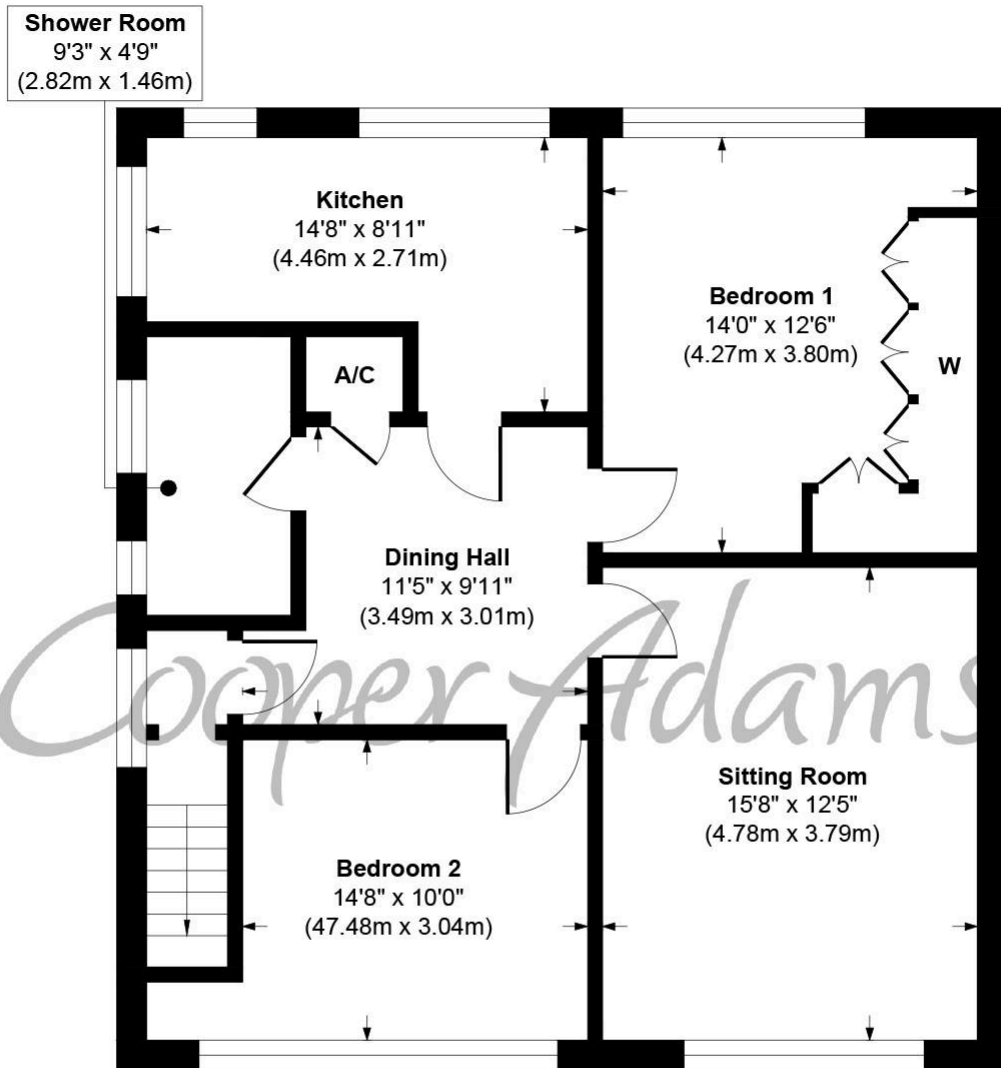
This well-presented first-floor apartment offers two double bedrooms, a garage en-bloc, plus a modern kitchen and bathroom. The property has been refurbished throughout, ensuring a modern and sleek finish. Located just a ten-minute walk from Rustington village, you'll find a variety of shops, cafes, and amenities. With excellent transport links nearby and the beach less than a mile away, this property offers an ideal balance of tranquility and accessibility. With **no onward chain**, prospective buyers can move in swiftly and start enjoying all this property has to offer.

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.





**Approximate Floor Area**  
825 sq. ft  
(76.64 sq. m)

**Elm Place, Rustington**

**Approx. Gross Internal Floor Area 825 sq. ft / 76.64 sq. m**

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

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

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