



3 Arun Close, Rustington, Littlehampton, West Sussex, BN16 3HD

£205,000

- Purpose Built First Floor Apartment
- Two Double Bedrooms
- 13'06 x 11'04 Master Bedroom
- Chain Free
- Close To Rustington Village Shops
- Low Outgoings
- Refitted White Bathroom Suite
- Garage
- 16'10 Lounge/Diner
- Vacant Possession

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Welcome to this purpose-built first-floor apartment, strategically located in close proximity to Rustington Village shops. Upon entering, you are greeted by a spacious 16'10 lounge/diner, providing a versatile and inviting space for relaxation and entertaining. The well-designed layout includes two generously sized double bedrooms, ensuring ample room for personal comfort and flexibility in use.

The master bedroom, measuring an impressive 13'06 x 11'04 . One of the standout features of this property is the added convenience of a garage, providing secure parking and additional storage space. With low outgoings, this apartment offers an excellent opportunity for both first-time buyers and those seeking a hassle-free living arrangement.

The strategic location ensures easy access to Rustington Village shops, allowing residents to enjoy the convenience of nearby amenities. Furthermore, the property is offered with vacant possession, making it a seamless and stress-free transition for the new owners. The absence of a chain adds to the appeal, ensuring a swift and uncomplicated buying process.

Embrace the charm of this purpose-built apartment and seize the opportunity to experience a comfortable and well-connected lifestyle. Don't miss out on the chance to make this delightful residence your own – schedule a viewing today!



Council Tax Band: B

Tenure: Leasehold



LOUNGE

16'10 x 10'05

KITCHEN

11'08 x 07'04

BEDROOM 1

13'06 x 11'04

BEDROOM 2

11'04 x 09'09

BATHROOM

08'04 x 04'08

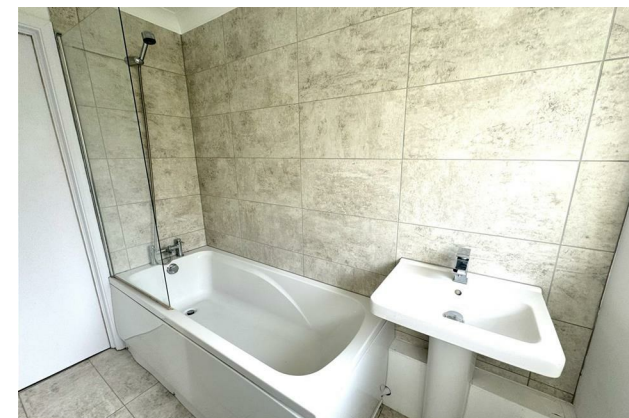
LEASE/SERVICE CHARGE

Leasehold

Unexpired Lease: 92 Years

Service Charge: £582.34
per annum (2023-2024
figure)

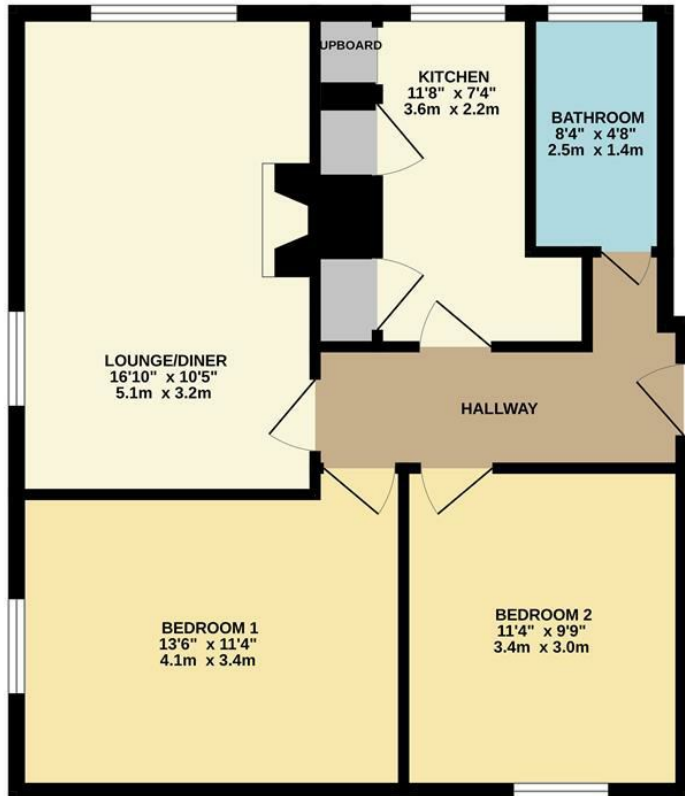
Ground rent: £10 per
annum



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

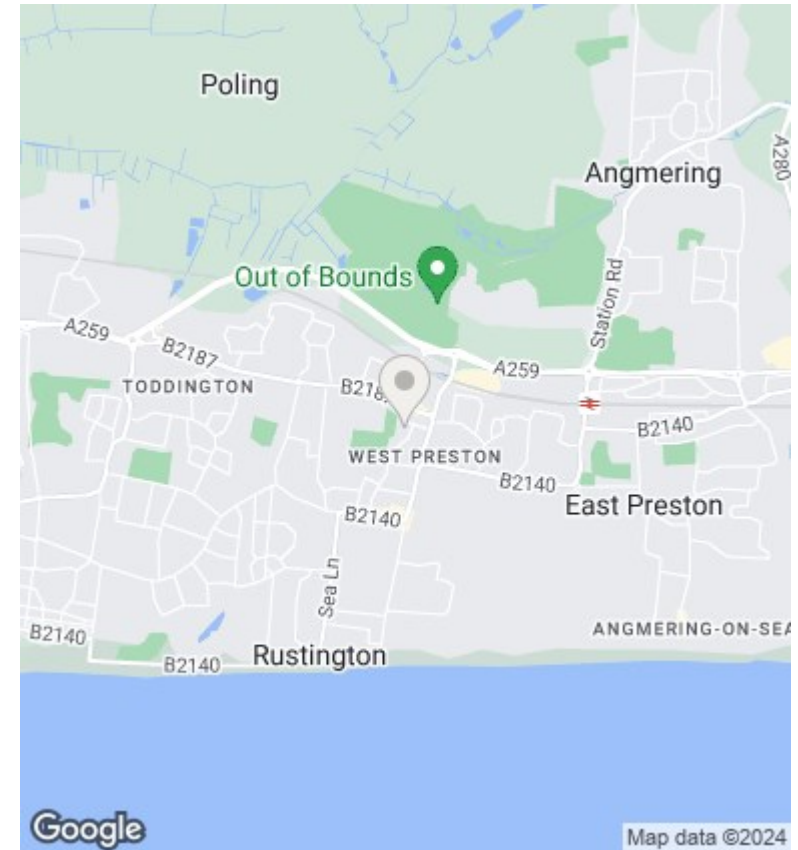
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		65	76
England & Wales		EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.