



## 31 Bramber Square, Rustington, West Sussex, BN16 3EJ

£300,000

- Modern Two Double Bedroom House
- Garage En Bloc
- Situated In Heart of Rustington Village
- Offered to the Market Chain Free
- 26'1 Open Plan Lounge/Diner
- Bedrooms with Built in Wardrobes
- Double Glazing & Gas Central Heating
- Modern Integrated Kitchen
- Ground Floor Cloakroom
- Low Maintenance Rear Garden



# 31 Bramber Square, BN16 3EJ

This lovely two double-bedroom house offers a spacious and modern living environment. The property features a generous 26'1" open-plan lounge/diner, perfect for both relaxation and entertaining. The integrated kitchen is sleek and modern, offering a range of built-in appliances. Outside, the low-maintenance rear garden is ideal for outdoor enjoyment without the hassle of extensive upkeep and benefits from rear access. Both bedrooms are doubles and benefit from built-in wardrobes, providing ample storage space. The ground-floor cloakroom adds convenience, and the home benefits from double glazing and gas central heating, ensuring comfort year-round.

The property also includes a garage en bloc for additional storage. Situated in the heart of Rustington Village, it offers easy access to local amenities and transportation. The house is chain-free, allowing for a smoother transaction process.



Council Tax Band: D  
Share of Freehold

Tenure: Leasehold -



### LOUNGE/DINER

26'1" x 12'7" Narrowing to 8'4"

### KITCHEN

9'9" x 6'8"

### BEDROOM ONE

15'6" x 12'0"

### BEDROOM TWO

11'11" x 9'02"

### BATHROOM

5'9" x 7'3"

### Service Charge

£373.32pa (Upkeep of communal gardens)

### Ground Rent

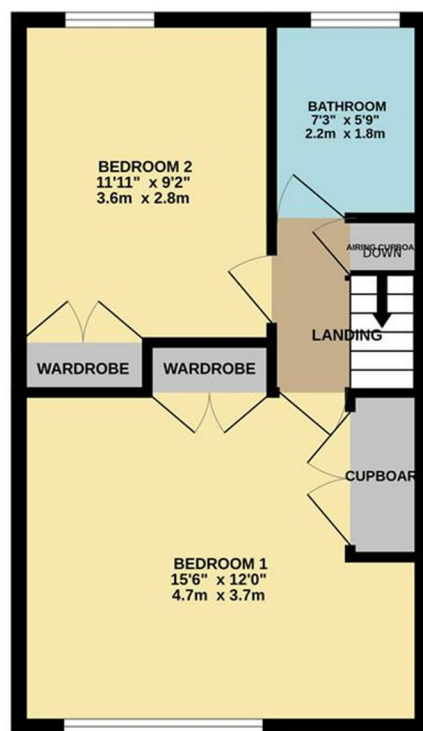
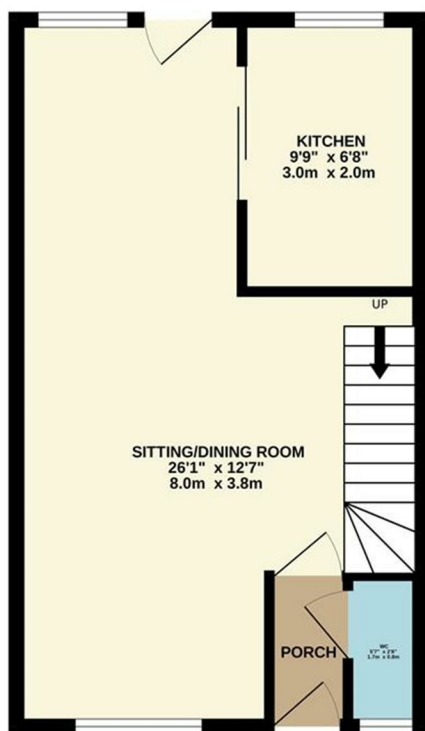
£16pa

### Lease Length

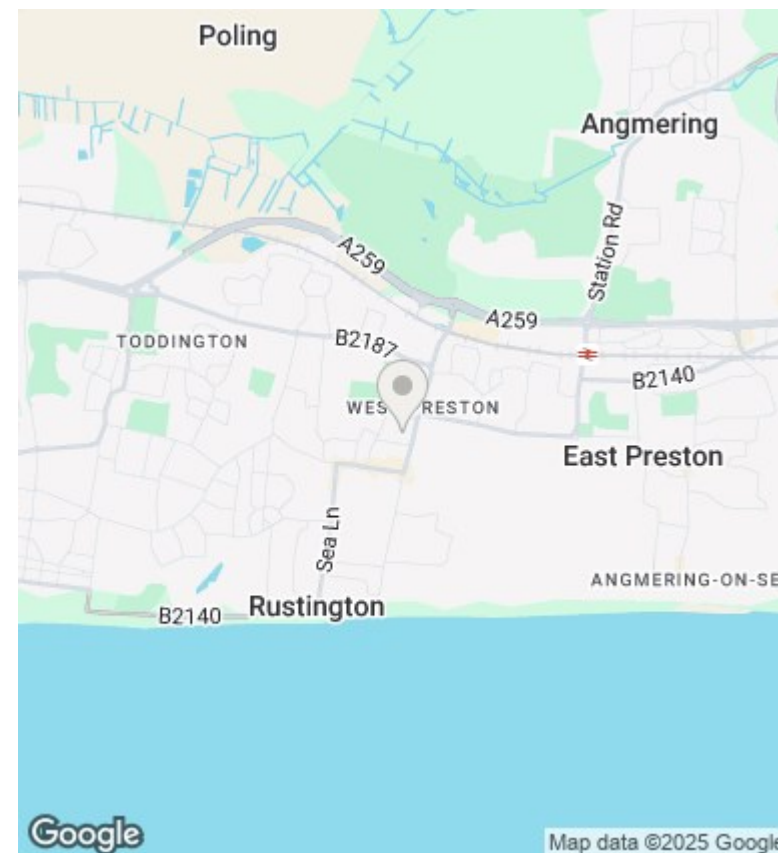
938 Years remaining







2 BEDROOM HOUSE



Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.