



15 The Leas, Rustington, BN16 3SE £270,000

- Chain Free
- Age Restricted to The Over 55's
- Further Communal Gardens to Rear of Property + Other Communal Facilities such as a Library with Wifi
- Viewing Recommended to Appreciate Space & Potential of this Lovely Home
- Mid Terrace House
- 15'10 x 18'2 Lounge/Diner Overlooking Rear Garden
- Garage En Bloc overseen by CCTV
- Two Double Bedrooms
- Private South Facing 'Courtyard' Garden
- Just over 300 Metres to Bus Stops, Local Shops, Angmering Mainline Station & to Sainsbury's Superstore

15 The Leas, Rustington BN16 3SE

Chain-Free | Over 55's Development | Spacious Mid-Terrace Home

The home features two generous double bedrooms, one with a dressing area. A spacious 15'10 x 18'2 lounge/diner, which enjoys lovely views over the private south-facing courtyard garden, perfect for relaxing or entertaining. There's also the added benefit of a ground floor cloakroom for convenience. Residents can enjoy beautifully maintained communal gardens to the rear, along with access to other shared facilities such as a Library with Wifi, enhancing the lifestyle on offer.

Additional features include a garage en bloc which is overseen by CCTV, offering secure parking or extra storage.

Offered to the market chain-free, this well-presented mid-terrace house is ideally suited to those aged 55 and over, providing comfortable, low-maintenance living in a friendly and peaceful setting. Viewing is highly recommended to fully appreciate the space, potential, and charm of this home.



Council Tax Band: D

Tenure: Leasehold



LOUNGE/DINER
18'5 x 15'8

KITCHEN
9'6 x 8'3

BEDROOM ONE
15'8 x 10'1

DRESSING AREA
4'10 x 4'1

BEDROOM TWO
11'2 x 8'9

BATHROOM
6'5 x 6

GROUND FLOOR CLOAKROOM
5'7 x 3'2

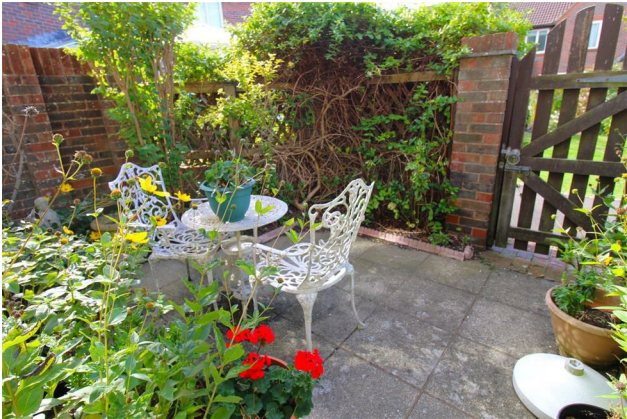
SERVICE CHARGE
£765 Per Quarter

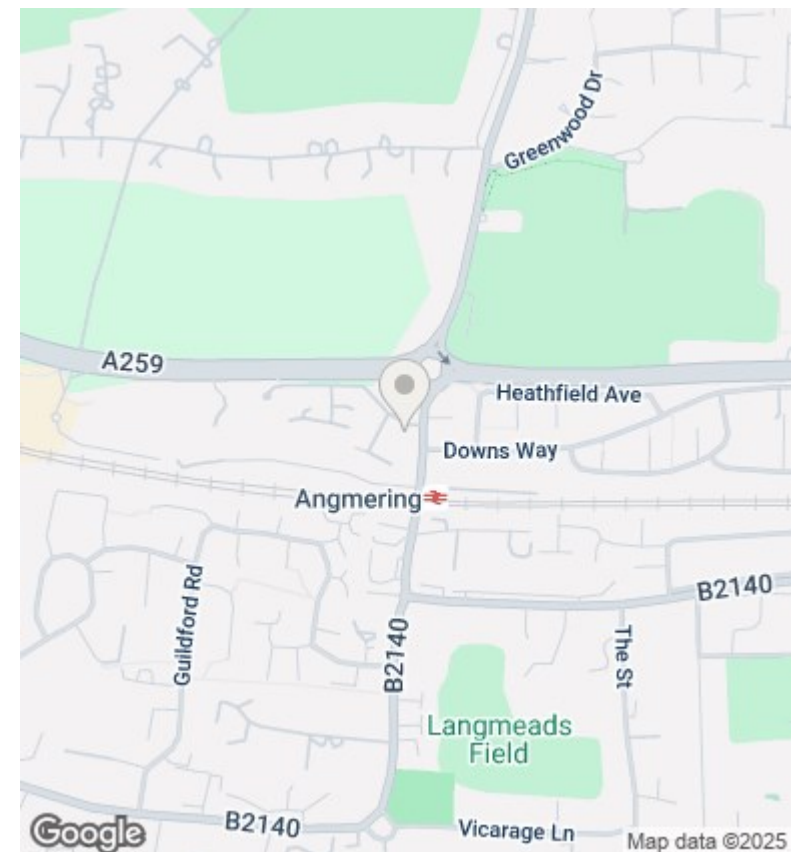
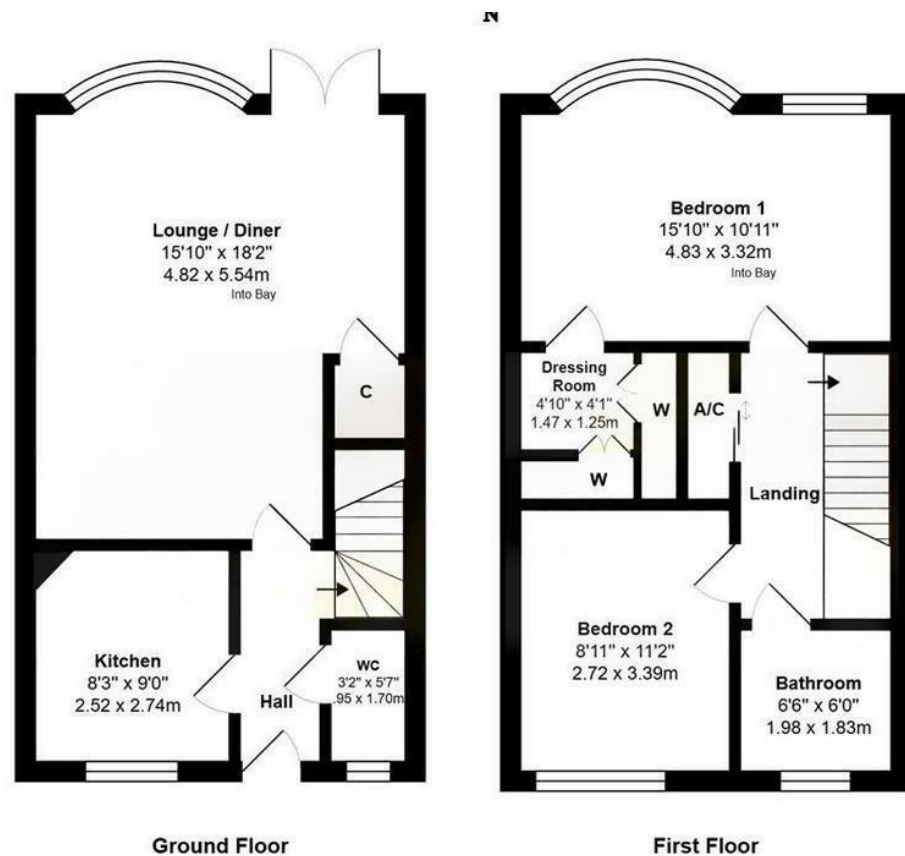
GROUND RENT
£308.00 per annum

LEASEHOLD
We are advised that there are approximately 87-years remaining on the lease (originally 125-years from 24/06/1988).

PARKING
We're advised that there are

parking bays for the residents of The Leas and their visitors on the 'Greenleas Development'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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.