

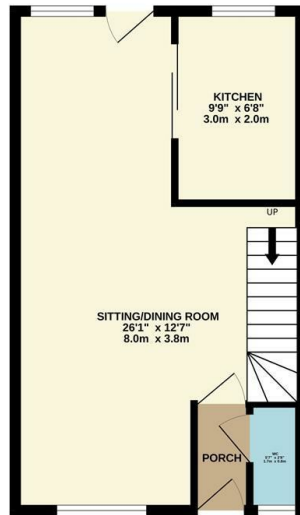


## 31 Bramber Square, Rustington, West Sussex, BN16 3EJ

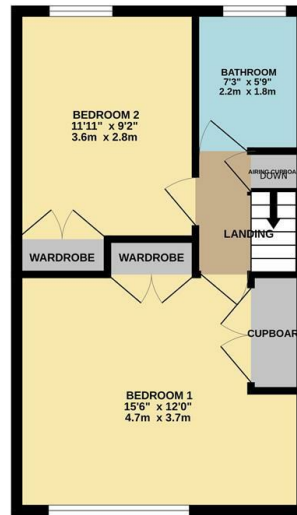
£1,200 PCM

- Available Now
- 26'1 Open Plan Lounge/Diner
- Ground Floor Cloakroom
- Low Maintenance Rear Garden
- Call For Viewing Slot
- Modern Fully Integrated Kitchen
- Situated In Heart of Rustington Village
- Immaculate Two Double Bedroom House
- Bedrooms with Built in Wardrobes
- Double Glazing & Gas Central Heating

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



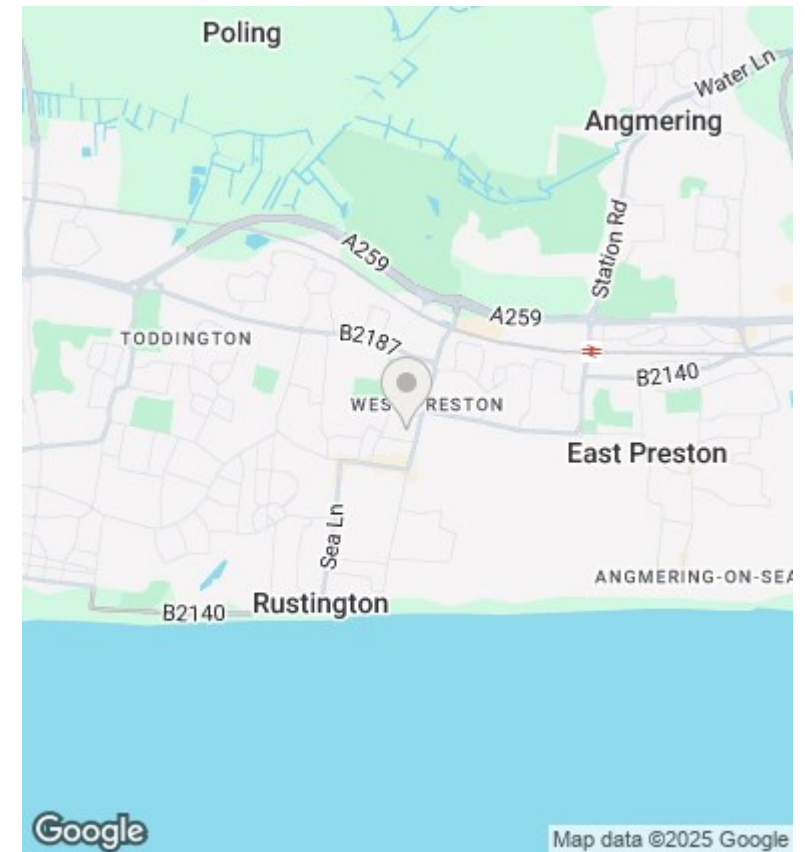
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



2 BEDROOM HOUSE

TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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## Directions

## Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	