



Total Area: 1011 ft<sup>2</sup> ... 93.9 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023

**Greenleas, The Leas,**  
**Rustington, West Sussex, BN16 3SE**  
**£300,000 (Guide Price) - Leasehold**

**Glyn-Jones**



Tenure: Leasehold - we understand that the property is held on the remainder of a 125-year lease dated from 24/6/1988 (therefore it has 89 years remaining on the lease).

Maintenance Charge: £806.00 per quarter

Ground Rent: £230.00 per half year

Age Restriction - Occupants must be 60+

Council Tax Band: D

Energy Efficiency Rating: D60

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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**\*\*PRIVATE REAR GARDEN WITH DIRECT GARAGE ACCESS\*\* | Spacious End-Terrace Retirement House (Age Restriction 60+) | Two Double Bedrooms (Master En Suite) | 32'1 Lounge / Dining Room | Re-Fitted Kitchen (2023) | Conservatory | Bathroom/W.C | Ground Floor W.C | Gas Central Heating | Double Glazing | Resident Estate Manager | Range of Communal Facilities**

Forming part of the reputable Greenleas retirement development (age restriction 60+) is this particularly spacious end-of-terrace house boasting the notable attribute of a private rear garden, with direct garage access.

Briefly described, the internal accommodation comprises; two double bedrooms (both have built-in wardrobes), the master of which benefits from an en suite shower room / w.c; an approximate 32ft long open-plan lounge/dining room; re-fitted kitchen (installed in 2023); conservatory; first floor bathroom/W.C; and a ground floor cloakroom.



At an Average rating of

**4.9/5** ★★★★★



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## Greenleas, The Leas, Rustington, West Sussex, BN16 3SE

£300,000 (Guide Price) - Leasehold



Outside, the aforementioned rear garden is of low-maintenance design and very well-enclosed, with secure side access gate. The garage incorporates power and has an electric 'up & over' door (not operational at time of press).

Additional benefits include; gas central heating; double glazing; and a good range of communal facilities including; resident's lounge, conservatory, and beautifully maintained surrounding gardens. Furthermore, for added security and peace of mind, there is an estate manager on site.



The convenient location of Greenleas enables very easy access to many useful local amenities, namely, Angmering mainline railway station, Willow Green doctor's surgery, a large superstore; and Station Parade shops. Rustington's comprehensive village centre and the picturesque seafront can both be found within an approximate 1.5-mile radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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