



10 Fleur De Lis, Station Road  
Rustington, West Sussex, BN16 2DQ

**Glyn-Jones**  
& COMPANY



# 10 Fleur De Lis, Station Road Rustington, West Sussex, BN16 2DQ

Fleur de Lis Rustington is an age exclusive development for the over 55's, built to an exacting standard and offering high quality apartments close to Rustington Village Centre.

Apartment 10 offers particularly bright and spacious accommodation throughout and is set over two floors with a stunning mezzanine gallery.

The design is individual and contemporary with large windows, offering views to the South Downs. The kitchen and bathroom are comprehensively fitted with quality appliances and the bathrooms are fully tiled.

The property is approached via a communal entrance with a video entry phone system, and a lift to the first floor. The property also benefits from an allocated parking space to the front.

Central to Rustington village most amenities are close to hand, including library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. Angmering mainline railway station (approx. 1.5 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Internal Viewing is Highly Recommended.

*Guide Price - £475,000*  
*Leasehold*





## Accommodation

Apartment 10 offers spacious accommodation throughout and is set over two floors with a stunning mezzanine gallery.

The **first floor** consists of a bright and spacious 28 ft. lounge/diner, well-appointed kitchen fitted with shaker style units under a granite worktop and Bosch integrated appliances including, double oven, microwave, induction hob, extractor, fridge freezer and wine fridge and dishwasher. A dual aspect master bedroom with luxury en-suite shower room, entrance hall, generous amounts of storage including a large walk-in cupboard, separate cloakroom and utility cupboard, with plumbing for appliances. There is a private balcony approached from the sitting room.

On the **second floor** there is a mezzanine gallery providing a versatile space with vaulted ceiling. The second bedroom has double opening doors that lead to the glorious roof terrace, and an en-suite shower room.

Outside there is an **open roof terrace** where you can meet neighbours or entertain guests, the roof terrace can also be accessed from the first-floor communal landing.

Communal areas include; an atrium style sitting area, for residents and their guests. Outside, there is a delightful, landscaped garden, including well-maintained lawn areas, an extensive patio with large paving slabs and timber pergola above, and well-stocked shrub borders with mature shrubs and bushes.

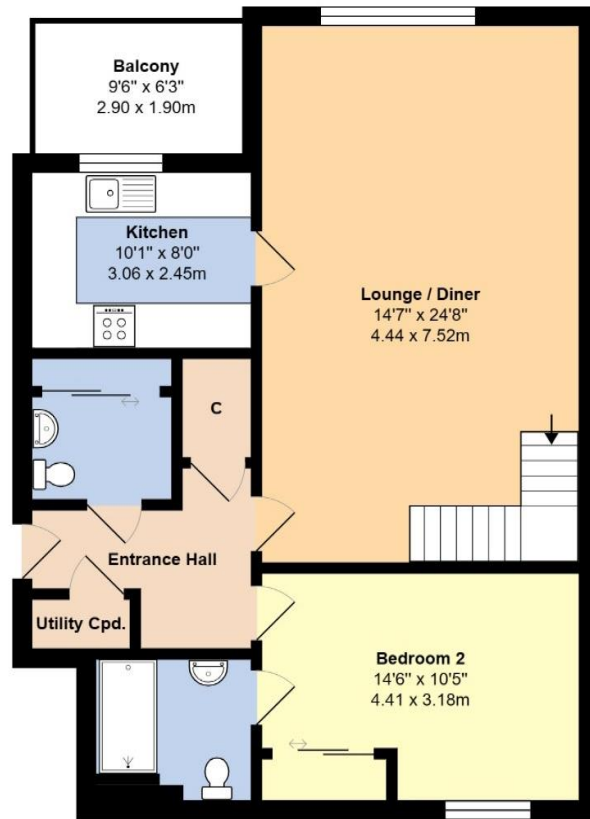
There is an allocated parking space, along with further visitor's parking spaces.

**TENURE:** Lease term 999 years from the 1st February 2019 (995 years remaining)

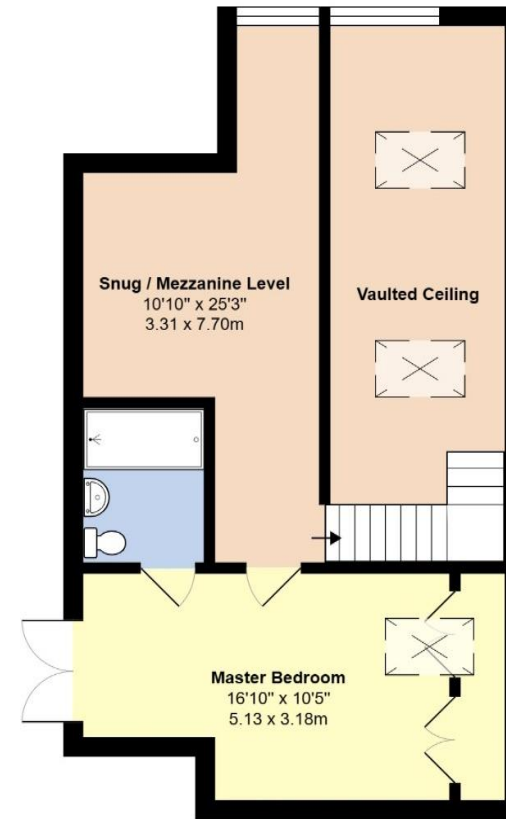
**SERVICE CHARGE:** £4,752.06pa (2024) - reviewed annually

**GROUND RENT:** £550.00pa. Ground rent review date, 1st February 2024 and thereafter every fifth anniversary of that date during the Term.





**Ground Floor**



**First Floor**

Council Tax Band: C

Energy Performance Rating: B

Total Area: 1429 ft<sup>2</sup> ... 132.8 m<sup>2</sup> (Excluding Balcony)

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

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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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