



Ground Floor

Total Area: 858 ft<sup>2</sup> ... 79.7 m<sup>2</sup> (Excluding Patio)  
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 2024

## Tenure: Leasehold, with Share in Freehold

(we understand the property is held on the remainder of a 999-year lease from 22/5/1989)

**Maintenance Charge:** approx. £500.00pa

**Council Tax Band:** C

**Energy Efficiency Rating:** C

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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.



Rustington Office  
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## 1 Flint House, Cudlow Garden

Rustington BN16 2RP

£270,000 (Leasehold, with Share in Freehold)

Glyn-Jones



**Offered for sale with NO ONWARD CHAIN is this spacious ground floor flat, pleasantly situated within the highly regarded Cudlow Garden development.**

Internally, the property comprises two double bedrooms, the smaller of which is currently arranged as a dining room; lounge, with access to a private SOUTH FACING PATIO; kitchen/breakfast room; separate utility room; shower room/WC; and a generous entrance porch.

Additional qualities include a garage located within a nearby compound; double glazing; gas central heating; a generous private entrance porch; non-allocated residents' parking; access to well-maintained communal gardens; the remainder of a 999-year lease; and a share in the freehold.

The location of the property is an important attribute, being only approximately 0.25 miles from both Rustington's comprehensive shopping parade and its picturesque seafront.



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



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1 Flint House, Rustington, Littlehampton, West Sussex BN16 2RP

£270,000 (Leasehold, with Share in Freehold)



... lounge, with access to a private SOUTH FACING PATIO...



Additionally, many other local amenities are also found close to hand including the library; Westcourt Medical Centre; doctor and dentist surgeries; and St Peter & St Paul church. There is also a small convenience store close to the entrance of the development, as well as a useful local bus service operating along neighbouring Sea Lane.

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 nearby towns of Bognor Regis and Worthing. Notably, two mainline railway station - Angmering and Littlehampton - can both be found in an equivalent distance of approximately 2 miles, both of which offer a regular service to London Victoria.

