



First Floor

Total Area: 701 ft<sup>2</sup> ... 65.1 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 2024

Property Information

Tenure: Leasehold. We understand that property is held on the remainder of a 150-year lease from dated from 6/8/2013 (there are approximately 139 remaining).

Maintenance: £1,968.40 per annum (2023 - 2024)

Ground Rent: £60.00 per annum

Council Tax Band: B

Energy Efficiency Rating: E43

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



Rustington Office  
01903 770095  
rustington@glyn-jones.com

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.

The Street, Rustington,  
West Sussex, BN16 3DN  
£170,000 - Leasehold



**First Floor Apartment | Two Double Bedrooms | South Facing Lounge / Diner | Balcony | Fitted Kitchen | Bathroom / W.C | 139 Years Remaining On The Lease | No Forward Chain | Village Centre Location**

A spacious 2-bedroom apartment conveniently located in the centre of Rustington village above shops on the south side of the road in The Street.

There is a communal entrance located on the ground level between two shops with the apartment situated on the first floor. Upon entering the property there is a hallway which provides access to all rooms, two double bedrooms, spacious south facing lounge / diner with access to a balcony which covers the full width of the apartment, fitted kitchen and a bathroom/w.c.

The property benefits from double glazed windows, electric heating, security entry phone system and has approximately 139 years remaining on the lease. It will also be sold with no forward chain.



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**The Street, Rustington, West Sussex, BN16 3DN**

**£170,000 - Leasehold**



Location – The apartment is conveniently situated in the heart of Rustington village centre above the shops in The Street on the south side of the road. It is therefore amongst Rustington's busy shopping parade, with its extensive range of shops, cafes and restaurants (approximately 0.2 miles).

Rustington is centrally located 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. Additionally, Angmering mainline railway station can be found within approximately 1.5 miles and offers a regular service to London Victoria via Gatwick.



*“No Forward Chain”*



WITH OVER... **500** COMPANY REVIEWS

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



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