



Total Area: 784 ft² ... 72.8 m² (Excluding Balcony / Terrace)

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 - The property is leasehold with a 125 year lease from 1st January 2018 (therefore there are 119 years remaining).

Service Charge including ground rent: £1,444.00 per annum

Council Tax Band - C

Energy Efficiency Rating – B84

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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Flat 2, 57 Acacia Crescent, Angmering, West Sussex, BN16 4QA £285,000 - Leasehold



Spacious Ground Floor Apartment | Two Double Bedrooms | Immaculately Presented | Open-Plan Lounge / Diner / Kitchen | South Facing Balcony / Patio | Two Bathrooms | 119 Years Remaining On The Lease | Two Allocated Car Parking Spaces | No Forward Chain

Presenting this IMMACULATE GROUND FLOOR APARTMENT in the highly sought-after area of Angmering.

Boasting a spacious double aspect open-plan living room/kitchen, this property is in excellent condition throughout. Enjoy the natural light that floods in through the south facing balcony/patio, providing a perfect spot for a morning coffee or evening relaxation.

With two allocated car parking spaces, a security entry phone system, and 119 years remaining on the lease, convenience and peace of mind come as standard with this property. The sleek feature recessed ceiling with lighting (in lounge/kitchen and main bedroom) and upgraded power sockets and light switches add a touch of luxury to the home.

This property is to be sold with no forward chain, making it an attractive opportunity to potential buyers seeking a stress-free transaction.

Located in Angmering, residents can enjoy a peaceful village setting while remaining within easy reach of amenities and transport links. With two double bedrooms, one bathroom/w.c, and an en-suite shower room/w.c, this apartment is ideal for professionals, couples, or those looking to downsize without compromising on quality.

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

At an Average rating of

4.9/5 ★★★★★



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Location – Cresswell Park is a modern development built within last two years, situated on the outskirts of the village of Angmering, and easily accessible for Angmering station on the Brighton/Portsmouth line giving direct access to Gatwick and London Victoria and is approximately two miles from the sea.

Shops and facilities are available in the village with more comprehensive shopping in adjoining Rustington and both Asda and Sainsburys superstores are situated close by. For major town stores Worthing and Chichester are recommended.



“south facing balcony/patio”

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