

26 Heritage Place Broadmark Lane,

£550,000 - Leasehold



Total Area: 1645 ft² ... 152.8 m² (Includes Roof Terrace / Excludes 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 Jm 2022

TENURE - Leasehold

Council Tax Band:

Energy Performance Rating: C

AGENTS 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.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
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- **Exceptional Top Floor Apartment Affording Sea & Downland Views**
- **Double Aspect Lounge With Feature Bay Window & Balcony**
- **Private Roof Terrace**
- **Garage in Secure Gated Compound**
- **Viewing Recommended**
- **Two Double Bedrooms**
- **Superb Refitted Kitchen/Breakfast Room**
- **Two Bathrooms (One En-Suite)**
- **Lift**

Introducing a truly exceptional property in Rustington, just a stone's throw away from the seafront. This luxury top floor apartment boasts a stunning roof terrace and balcony, offering sea and downland views. The double aspect lounge features a striking bay window that leads out to the balcony, filling the space with natural light.

The apartment comprises two spacious double bedrooms, with the main bedroom benefiting from an en-suite wet room. The luxury refitted kitchen/breakfast area is equipped with an extensive range of units, quartz worktops and high-quality integral appliances. Double doors lead from the kitchen to a generous private roof terrace, perfect for al fresco dining or relaxing while enjoying the sea breeze.

In addition to its impeccable interior, this property offers a lift service and garage with electric up and over door and parking space within a secure gated compound, providing both convenience and peace of mind. The location in Rustington ensures easy access to the seafront, ideal for leisurely walks or enjoying the picturesque coastal views.

Don't miss the chance to experience coastal living at its finest. Contact us today to arrange a viewing of this exceptional top floor apartment in Rustington.

The attractive location of the property cannot be overstated, being within very close proximity to Rustington's picturesque seafront greensward and approximately 0.75 miles from the comprehensive village centre, with its vast array of shops, cafes and restaurants; along with many other useful local amenities including doctors, dentists and library.

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. Furthermore, Angmering mainline railway station can be found within approximately 1.75 miles and supplies a regular service to London Victoria via Gatwick.

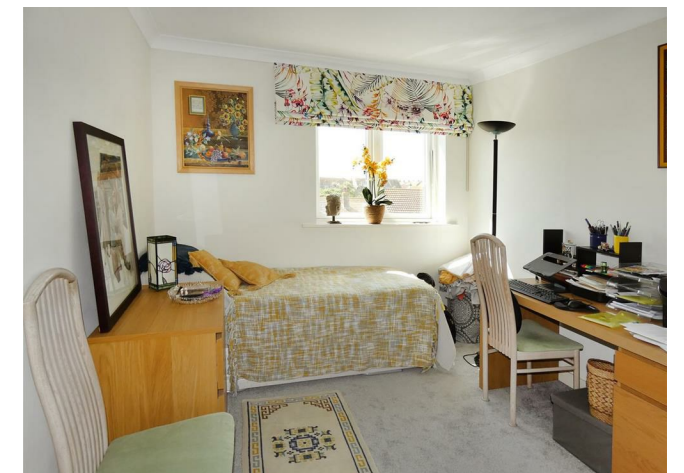


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