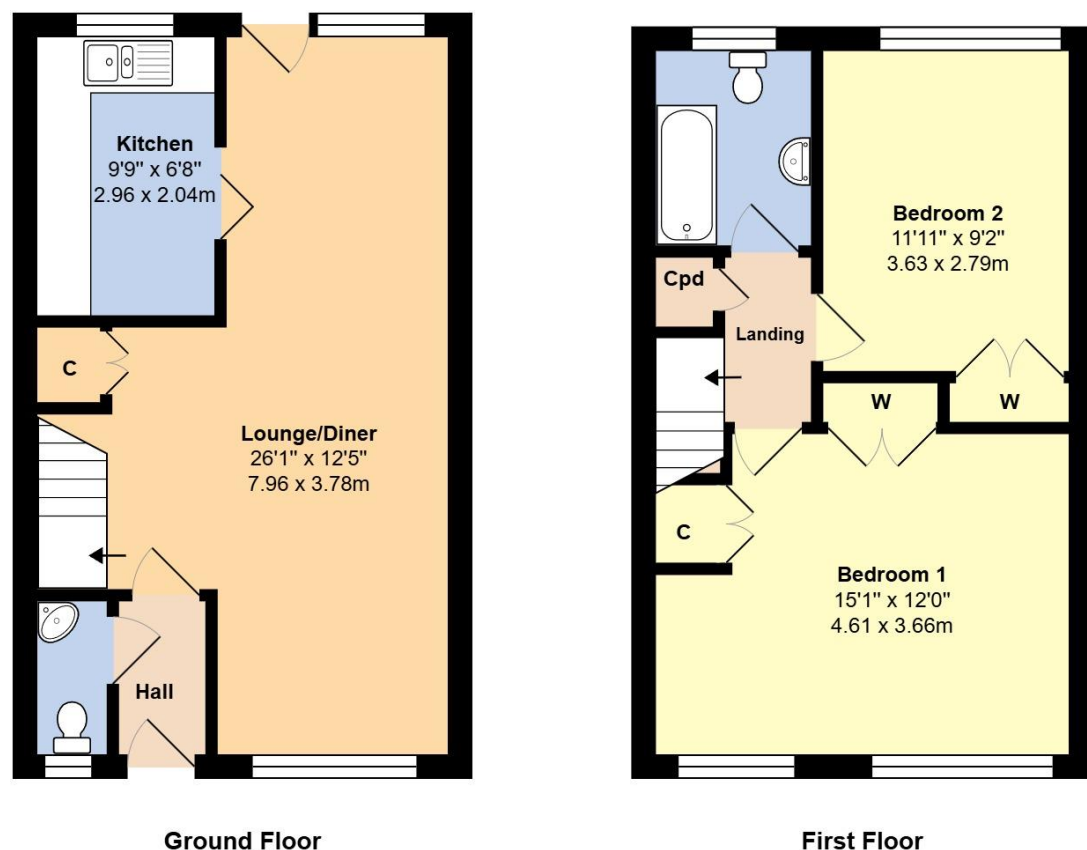


12 Arundel Garden, Rustington
West Sussex BN16 3EH
£280,000 Leasehold



Total Area: 784 ft² ... 72.8 m²

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

Council Tax Band: C

Energy Efficiency Rating: C

Tenure: Leasehold, with Share in Freehold (we understand that the property is held on the remainder of a 999-year lease with approx. 938 years) Maintenance Fee: £373.32pa Ground Rent: £16.00pa



A modern terrace house, forming part of the highly sought after Church Farm Gardens development offered for sale with no onward chain.

Located in the heart village of Rustington, this delightful property is considered ideal for retirees or downsizers looking for a low maintenance and convenient lifestyle with many amenities close to hand.

The accommodation features; two double bedrooms; a double aspect lounge/dining room modern kitchen and bathroom and a ground floor cloakroom,

A particular feature of the property is the recently landscaped rear garden, benefitting from a favoured southerly aspect the space has been designed with low maintenance in mind with Upvc fencing, porcelain tiles, well stocked borders, feature lighting and useful gated rear access.

Additionally, residents have access to attractive communal gardens and the convenience of a garage located in a nearby compound. With the added benefit of no onward chain, this property is not to be missed.

Situated in the heart of Rustington village, residents will enjoy the tranquility of popular Church Farm Gardens and the convenience of being in close proximity to local shops.



Rustington Office
 01903 770095
 rustington@glyn-jones.com

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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.

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

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



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£280,000 Leasehold



The convenient location enables easy access to Rustington's comprehensive and bustling shopping parade, with its array of shops, cafés and restaurants. Many other important local amenities including; doctors; dentists; vets; and the Library, can also all be found within an approximate 0.25 mile radius. Additionally, public transport links are also close to hand, with several bus routes, including the renowned 700 service, operating along nearby Ash Lane/Station Road, and Angmering mainline railway station, with its regular service to London Victoria via Gatwick, found in only approximately 1.25 miles distance

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor and Worthing.



Recently landscaped south facing rear garden



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