



Total Area: 740 ft<sup>2</sup> ... 68.8 m<sup>2</sup> (Excluding 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 Jjm 2024

### Property Information

Tenure – Leasehold – 937 years remaining on the lease

Block Service Charge: £517.91 (per 6 months)

Estate Service Charge: £190.35 (per 6 months)

Ground Rent: £16.00 per annum

Council Tax Band - C

Energy Efficiency Rating – C69

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  
01903 770095  
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## 2 Bramber Square, Rustington, West Sussex, BN16 3EJ £240,000 - Leasehold

Glyn-Jones



**Purpose Built First Floor Apartment | Two Double Bedrooms | South Facing Balcony | Garage | 20'6 South Facing Lounge / Diner | Fitted Kitchen | Shower Room With Separate W.C | Walking Distance To Village Centre | 937 Years Remaining On The Lease | No Forward Chain**

Introducing this charming first-floor apartment located in the heart of Rustington village. Boasting two spacious double bedrooms, a 20'6 south-facing lounge/diner, and a delightful south-facing balcony, this purpose-built property offers a comfortable and inviting living space.

The apartment features a well-equipped fitted kitchen, a re-fitted shower room, and a separate w.c for added convenience. With gas central heating and double glazing throughout, this home provides a welcoming environment all year round. Plus, with a garage in the compound, you'll have peace of mind knowing your vehicle is secure.

Enjoy the tranquillity of the well-maintained communal gardens and soak up the sunshine on your private south-facing balcony. With 937 years remaining on the lease and no forward chain, this property presents a fantastic opportunity for those looking to purchase their next home.



At an Average rating of

**4.9/5** ★★★★★



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## 2 Bramber Square, Rustington, West Sussex, BN16 3EJ

£240,000 - Leasehold



Location – Not only does this apartment offer comfortable living spaces, but its location is also unbeatable. Situated just a short walk from Rustington village centre, residents can enjoy easy access to local shops, cafes, and amenities. Additionally, Angmering train station is approximately one mile away, providing direct routes to London Victoria for commuters. Plus, with the seafront just half a mile away, you can enjoy peaceful coastal walks and stunning sea views right on your doorstep.



Don't miss out on the chance to view this fantastic property in Rustington village. Contact us today to arrange a viewing and make this apartment your new home.



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