



Second Floor

Total Area: 842 ft² ... 78.2 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

Property Information

Tenure – Leasehold – 937 years remaining on the lease

£744.30 Block Service Charge (6 month period paid in advance from 1st January 2025)

£206.74 Estate Service Charge (6 month period paid in advance from 1st January 2025)

£349.16 Buildings Insurance (paid yearly)

£16.00 Ground Rent (paid yearly)

Council Tax Band - C

Energy Efficiency Rating – D64

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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5 Bramber Square, Rustington, West Sussex, BN16 3EJ £247,000 - Leasehold

Glyn-Jones



Purpose Built Second Floor Apartment | Three Double Bedrooms | 23'4 South Facing Lounge / Diner | Modern Kitchen | Re-Fitted Bathroom / W.C | Gas Central Heating | Walking Distance To Village Centre | 937 Years Remaining On The Lease | Garage

Introducing this spacious second floor apartment nestled in the heart of Rustington Village. Boasting three double bedrooms, a modern kitchen, and a re-fitted bathroom/w.c, this property offers comfortable and stylish living spaces.

The 23'4 dual aspect south facing lounge/diner is perfect for relaxing or entertaining, with added insulation ensuring a cosy atmosphere all year round. Gas central heating, double glazing, and a garage in the compound are just a few of the additional convenient features.

With 937 years remaining on the lease, this refurbished property is ideal for those seeking a modern and comfortable living space in a prime location. Don't miss the opportunity to view this fantastic second floor apartment in Rustington Village – contact us today to arrange a viewing.



At an Average rating of

4.9/5 ★★★★★



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Location – Enjoy the convenience of being just a quarter of a mile from the centre of Rustington and approximately one mile from Angmering railway station, providing a direct route to London Victoria. The well-maintained communal gardens offer a peaceful outdoor retreat right at your doorstep.



*“A quarter of a mile from the
centre of Rustington”*



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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