



Second Floor

Total Area: 491 ft² ... 45.6 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

Tenure: Leasehold - We understand the property has approximately 87-years remaining of its 125-year lease (start date: 11/6/2000)

Service Charge (inc. Building's Insurance): £538.62pa (2024)

Council Tax Band: A

Energy Efficiency Rating: E

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

**9 Whitecroft, Ash Lane,
Rustington, West Sussex BN16 3BW
£175,000 (Leasehold)**

Glyn-Jones



Conveniently situated in the heart of the Rustington village is this purpose-built, top floor flat.

Briefly described, the accommodation comprises; one double bedroom with built-in wardrobe; lounge; modern fitted kitchen; and a bathroom with contemporary white suite.

Additional benefits include double glazing; electric underfloor heating; security entry phone system; an extensive array of built-in storage; and access to communal gardens.

The situation of the property is a notable benefit, being within extremely close proximity of Rustington's comprehensive shopping parade with its wide array of shops and restaurants.



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“...modern fitted kitchen; and a bathroom with contemporary white suite.



Additionally, public transport links are also close to hand, with several bus services, including the 700 route, operating along Ash Lane; as well as Angmering mainline railway station, with its regular service to London Victoria via Gatwick, found in only approximately 1 mile.

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



Ground Level View Across Ash Lane:

