



Total Area: 698 ft² ... 64.8 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

Tenure: Leasehold, with Share in Freehold - We understand the property is held on the remainder of a 999-year lease from 10/6/2006 (approx. 981 years remaining)

Maintenance Charge: £1280.00pa (2024) – The vendor currently pays £320.00 per quarter.

Energy Efficiency Rating: E

Council Tax Band: B

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

**6 Coppets Wood, Fontwell Close,
Rustington West Sussex BN16 2SJ**
£189,950 Leasehold

Glyn-Jones



This bright and particularly spacious top floor flat is now offered for sale with the benefits of NO ONWARD CHAIN and a view of the sea.

Briefly described, the accommodation consists of two double bedrooms; a generous living room; kitchen; bathroom with white suite; and a separate WC.

Additional attributes include double glazing, private garage, access to well-maintained communal gardens, and the remainder of a 999-year lease, with a share in the freehold.

Pleasantly located at the end of a cul-de-sac within a popular residential close to the seafront, and within only 0.75-mile of the village centre.

Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, and two mainline railway stations (Angmering and Littlehampton), can both be found within an approximate equivalent distance of 2-miles, both of which provide a regular service to London Victoria via Gatwick. Notably, a handy local bus service operates along nearby Sea Lane.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

6 Coppets Wood, Fontwell Close, Rustington, West Sussex BN16 2SJ
£189,950 Leasehold



Rustington is positioned centrally 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.

- AGENT'S NOTES:**
- Part Exchange Available (Subject to T&Cs)
 - £1000 Voucher towards whitegoods (Subject to T&Cs)



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