



Total Approx.Floor Area 820 ft² ... 76.2 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jtm 2025

Council Tax Band – C  
Energy Efficiency Rating - B  
Tenure – Leasehold



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.



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## 2 Harwood Apartments 70 Woodlands Avenue West Sussex BN16 3FL £400,000 - Leasehold

Glyn-Jones



**A purpose built Ground Floor Apartment, built to a high specification in 2019, and located close to Rustington Village centre.**

This delightful ground floor apartment, situated on a prestigious gated development, enjoys bright and spacious well-planned accommodation with its own outside patio area and attractive communal gardens.

The accommodation comprises; large entrance hall, with walk-in storage cupboard; dual aspect sitting room (south and east); with an extensive built in kitchen, running the width of the room, and double doors opening to the garden; two double bedrooms with a ensuite shower room/WC to the main bedroom; further bathroom with bath tub.

Particular features include; contemporary 'Shaker style' fitted kitchen with quartz work tops and quality NEFF fitted appliances; luxury contemporary fully tiled bathrooms; gas fired underfloor heating throughout; triple glazed uPVC windows; security entry phone system.

Internal viewing is highly recommended in order to appreciate the high quality finish and the exception presentation of this delightful apartment



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**Outside –**  
The property stands on attractive well-maintained communal gardens, predominantly south and west facing, mainly laid to lawn with a paved pathway circling the building and a communal patio. In addition, No. 2 enjoys its own west facing patio, accessed from the sitting room.

To the rear there is a bike shed and to the front, gated residents parking.

**Tenure –**  
The property is held on the remainder of a 125 year lease from 2019. Ground rent £250 per annum. Maintenance £1336.57 half yearly. We Recommend you have this verified by your legal representative at the earliest convenience.

**Location –**  
Harwood Apartments could not be anymore conveniently located. Rustington’s comprehensive shopping centre is just a hundred yards to the south, providing an extensive range of both national and independent retailers, including Waitrose and Iceland.

There are plenty of cafes and restaurants to choose from, along with churches and the village library. Dentists and Doctor’s surgeries are close to hand and the 700 bus stops close by, with a frequent service to Worthing, Brighton and villages between.

Angmering mainline railway station can be found within approximately a mile and the seafront is a similar distance in the opposite direction.

