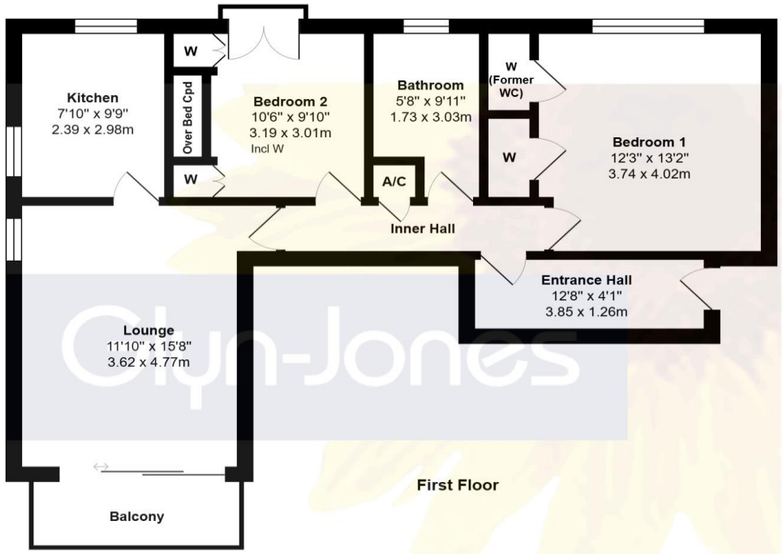

Total Area: 744 ft² ... 69.1 m² (Excluding Balcony)

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 Jtm 2025

Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Leasehold – we understand there are approximately 960 years remaining from the original 999-year lease dated 29/9/1985
Maintenance Fee: £2212.60 per annum (payable in two 6-monthly instalments
Ground Rent: £220.00 per annum

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... 500 COMPANY REVIEWS NOW RECEIVED

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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

13 The Gilberts, Sea Road,
Rustington West Sussex, BN16 2LY
£250,000 (Leasehold)

Glyn-Jones

Offered for sale with NO ONWARD CHAIN is this first-floor seafront flat boasting a westerly facing SEA VIEW from a recessed balcony.

Briefly described, the accommodation comprises: two double bedrooms, both of which benefit from built-in storage; a dual aspect lounge with access to the aforementioned balcony; fitted kitchen, also with a double aspect, and a bathroom/WC.

Additional attributes include a private garage; gas central heating; double glazing; a security entry phone system; access to well-maintained communal gardens, and non-allocated resident's parking.

'The Gilberts' is delightfully situated adjacent to the seafront and equidistant (approx. 1 mile) to both Rustington's village centre, with its comprehensive shopping parade, and Littlehampton town centre, with its vast array of sea/riverside attractions and mainline railway station that affords a regular service to London Victoria.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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01903 770095
www.glyn-jones.com

13 The Gilberts, Rustington, West Sussex BN16 2LY

£250,000

...first-floor seafront flat boasting a westerly facing SEA VIEW from a recessed balcony...

Notably, the picturesque Mewsbrook Park, along with Littlehampton Wave leisure centre, can both be found within only a few hundred metres of the property, whilst a useful local bus service operates along nearby Harsfold Road.

Rustington is centrally situated 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.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5 Glyn-Jones

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