



## Sea Road, Rustington



Offers In Excess Of  
£280,000  
Leasehold

- Second Floor Apartment
- En-Suite
- Chain Free
- Bathroom
- Council Tax Band - D
- Two Double Bedrooms
- South facing Balcony with sea views
- Private Garage
- EPC - C
- Leasehold

We are pleased to present this two double bedroom top floor apartment located directly on the seafront in Rustington. It is beautifully presented with a modern finish throughout, especially in the kitchen that has fully integrated appliances. On offer are two large double bedrooms with built in wardrobes, the master bedroom has the benefit of an en-suite as well. The lounge / diner has the wonderful addition of a south facing balcony where you can sit and enjoy the views and the sunshine.

It is located close to Rustington village that boasts plenty of shops and amenities, there is a regular bus service on Sea Road itself that gives access to the village, from there you can also get the 700 service that travels between Littlehampton and Worthing. Nearby are mainline train stations that offer regular services to Gatwick and London Victoria.

The property has the remainder of 999 years on the lease and is being offered with no ongoing chain. Internal viewing advised.

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## Accommodation

### Communal Entrance

Main entrance with secure entry phone system, stairs to second floor.

### Entrance Hall

Secure entry phone system, large storage cupboard offering shelving, radiator, loft access offering further storage.

### Lounge / Diner 11'10" x 15'8" (3.62 x 4.79)

Full height double glazed patio doors to balcony with space for seating and table and offering views towards the sea, radiator.

### Kitchen 9'8" x 7'9" (2.97 x 2.37)

Measurements to include built in units. Range of matching floor and wall units with inset ceramic sink with mixer tap over, integrated fridge/freezer, washer/drier, dishwasher, wine chiller and integrated oven with four point ceramic hob with extractor over, combi boiler housed in cupboard, acrylic splash backs, double glazed window to rear, vinyl tile flooring.

### Bedroom One 12'3" x 13'1" (3.74 x 4.00)

Measurements to include built in wardrobes offering hanging and shelving, radiator, double glazed window to rear.

### En-Suite

White bathroom suite, shower cubicle with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below and surface mounted sink with mixer tap over, tiled walls, vinyl flooring, extractor fan.

### Bedroom Two 9'9" x 10'4" (2.99 x 3.17)

Measurements to include built in wardrobe. Built in wardrobe offering hanging and shelving, radiator, double glazed window to rear.

### Bathroom

White bathroom suite, pvc bath with mixer tap over, low level W.C, vanity unit with surface mounted sink and mixer tap over, radiator, tiled walls, vinyl flooring, obscured double glazed window to rear.

### Garage

Located in compound, up and over main door, wooden board and felt roof construction.

### Communal Parking

Various parking spaces around the development that are used on a first come, first serve basis.

### Agents note

Lease - remainder of 999 years

Service charge - £1470 PA approximately

Ground Rent - £220



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### Floor Plan

Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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