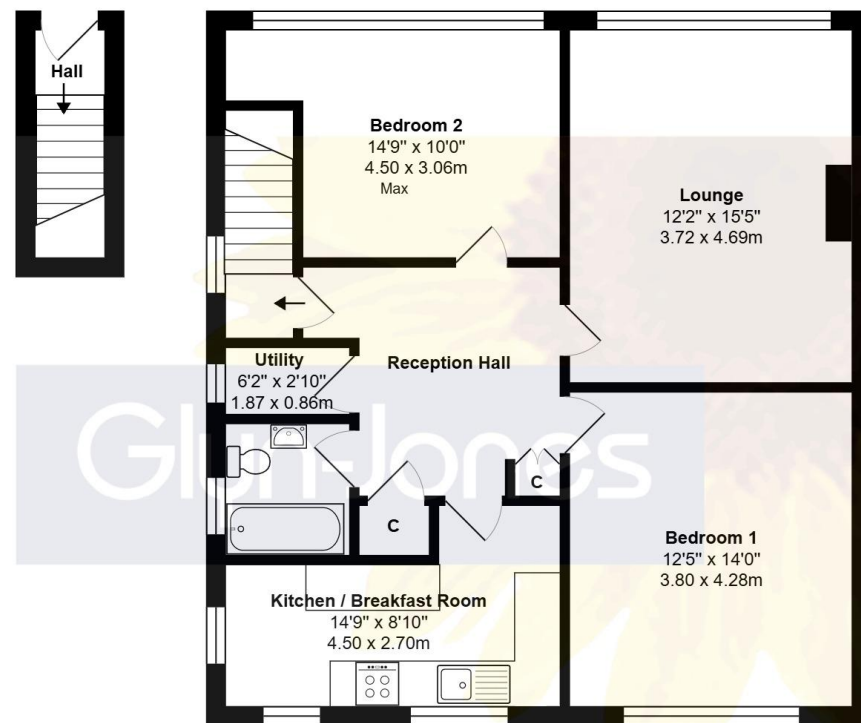


Glyn-Jones

# Elm Place, Rustington, West Sussex, BN16 3BL Guide Price £250,000



First Floor

Total Area: 807 ft² ... 75.0 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 1st Image 2026

**Tenure:** Leasehold – We are advised that there are approximately 934 years remaining on the lease (999 years from 30/10/1962). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Service Charge:** £1240.69 half yearly 25/2026 **Ground Rent:** £10.00 per annum

**Council Tax Band:** B **Energy Efficiency Rating:** C



Rustington Office  
01903 770095  
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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.



Forming part of a popular development close to the heart of Rustington village, this impressive purpose-built first-floor apartment offers an enviable blend of modern comfort and practical design. Benefitting from its own private entrance, the property opens into a generous reception hall that leads to all principal rooms, giving an immediate sense of space and light.

The property boasts well-presented and spacious accommodation throughout featuring; two generous double bedrooms; with both the second bedroom and the lounge enjoying a sunny south-facing aspect. The kitchen/breakfast room also offers a dual aspect and is fitted with sleek, contemporary units, generous workspace and space for table and chairs.

A fully tiled bathroom features a modern white suite, complemented by an adjoining utility area for added convenience. In addition, the property benefits from double glazing, gas fired central heating and the remainder of a 999 year lease.

The property also includes a garage and non-allocated resident parking, catering for both owners and visitors as well as well-maintained communal gardens that surround the development.



At an Average rating of  
4.9/5 ★★★★★



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Guide Price £250,000



*a well presented apartment, offering bright and spacious accommodation throughout*

