Flat 9, Broadmark House Ash Lane, Rustington - BN16 3BX

OFFERS OVER £180,000 | Leasehold

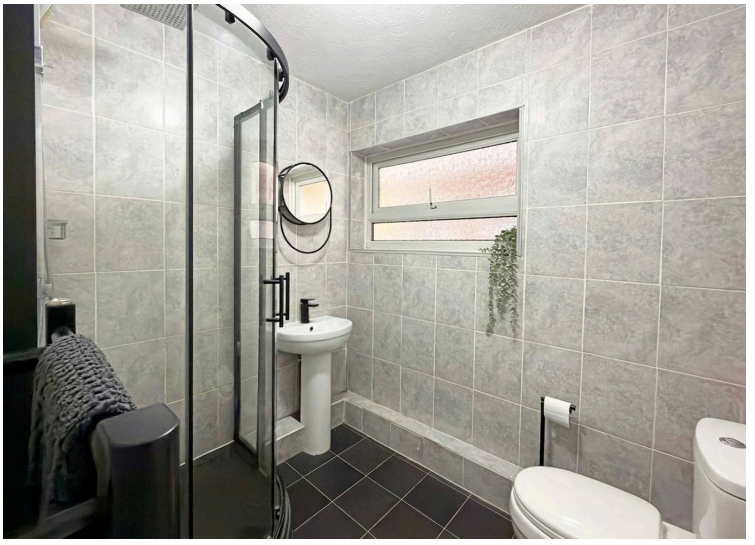
Superbly positioned one-bedroom first-floor apartment in the heart of popular Rustington Village • Spacious and well-proportioned accommodation including a generous lounge, separate kitchen and good-sized double bedroom • Redecorated throughout in recent years, creating a bright, fresh and welcoming home • Refitted shower room offering a modern and contemporary finish • Move-in ready with no immediate updating required • Approximately 0.5 miles from Rustington seafront, ideal for enjoying the beach and coastal lifestyle • Excellent village amenities on the doorstep, including Waitrose, Sainsbury's, Next, cafés, restaurants and pubs • Fantastic transport links, with regular local bus services and Angmering railway station providing direct links to London Victoria

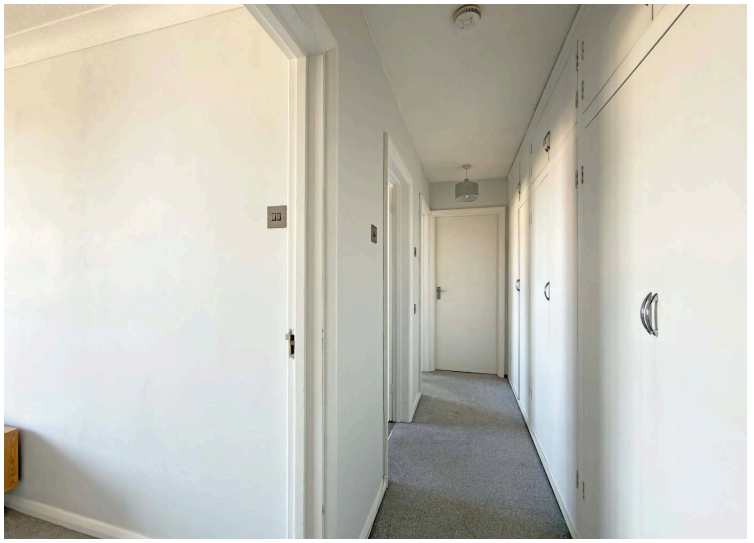
Close to the heart of Rustington Village, this superbly positioned one-bedroom first-floor apartment offers an excellent opportunity to enjoy a convenient blend of village and coastal living. Well presented throughout, the property provides well-proportioned accommodation and an appealing layout, making it an ideal choice for a first-time buyer, downsizer or investment purchaser.

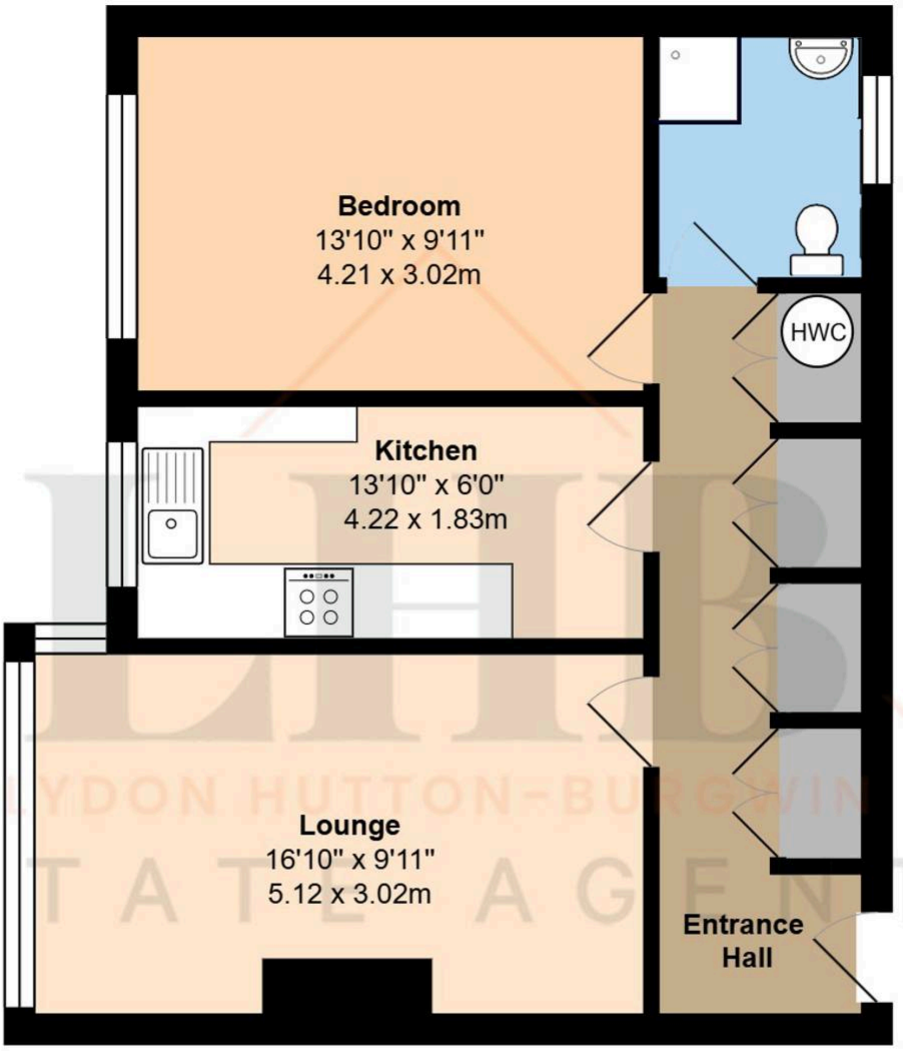
The accommodation comprises a spacious and comfortable lounge, a separate fitted kitchen, a generous double bedroom and a modern refitted shower room. The property has been redecorated throughout in recent years, creating a bright, fresh and welcoming feel, while the refitted shower room adds a contemporary touch and ensures the apartment is ready to move straight into. A particularly practical feature of the property is the **excellent amount of built-in storage**, with useful storage cupboards running along the hallway. This provides valuable additional space for coats, household items and everyday belongings, helping to keep the main living areas uncluttered and making the apartment particularly practical for modern living.

The location is another major highlight. The seafront is approximately 0.5 miles away, while Rustington village centre is within easy reach and offers an excellent selection of shops and everyday amenities, including Waitrose, Sainsbury's and Next, together with a wide variety of cafés, restaurants and pubs. Regular bus services are available nearby, providing convenient connections to the surrounding towns and villages. For commuters, Angmering railway station is also within easy reach, offering direct services towards London Victoria and other destinations. The area is well served by local schools catering for a range of ages, further adding to the appeal of this well-located home. Combining generous built-in storage, well-proportioned accommodation and a convenient location close to both the village centre and seafront, this is a fantastic opportunity to acquire a bright, comfortable and move-in-ready apartment in a highly desirable village and coastal setting.

Council Tax Band: B | Tenure: Leasehold | EPC Energy Efficiency Rating: D







First Floor

Total Area: 570 ft² ... 53.0 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.
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