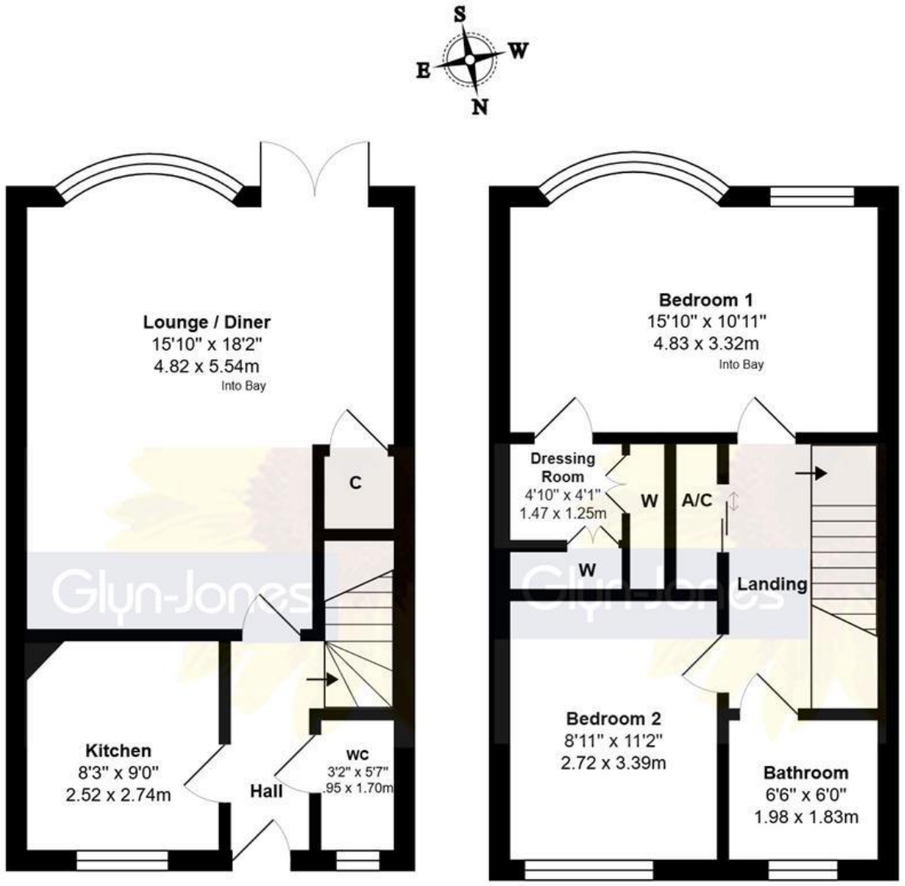

Ground Floor First Floor

Total Area: 898 ft² ... 83.5 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 2025

Tenure: LEASEHOLD – We are advised that there are approximately 87-years remaining on the lease (originally 125-years from 24/06/1988).
Maintenance Fee: £866.11 per quarter | Ground Rent: £308.00 per annum
Energy Efficient Rating: C | Council Tax Band: D
We recommend you have this verified by your legal representative at your earliest convenience

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Glyn-Jones
Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.

Greenleas, 15 The Leas, Rustington, Littlehampton, West Sussex BN16 3SE
£260,000 Leasehold

Glyn-Jones

Well Proportioned Two-Bedroom Home | Sought After Greenleas Development In Rustington | Comfortable + Manageable Retirement Living | Convenient Coastal Location | Available To Residents Aged 55 Years+ | NO ONWARD CHAIN | Private South-Facing Courtyard Garden |Exclusive Resident's Parking Available | Garage | Deceptively Spacious Accommodation Arranged Over Two Floors | Entrance Hallway | Generous Living/Dining Room | Fitted Kitchen | Ground Floor Cloakroom | Two Good-Sized Double Bedrooms - Master With Separate Dressing Room With Wash Basin | Bathroom | Gas Central Heating | Double Glazing | Visitor Parking | Communal Facilities + Gardens | House Manager | Within Close Proximity To Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this well-proportioned two-bedroom home, situated within the popular Greenleas development in Rustington. Offering comfortable and manageable retirement living in a convenient coastal location, the property is exclusively available to residents aged 55 years and over. Further benefits include NO ONWARD CHAIN, making this an excellent opportunity for those seeking a peaceful and well-positioned retirement home.

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Greenleas, 15 The Leas, Rustington, West Sussex BN16 3SE

£260,000

Greenleas offers more than just a comfortable home, with residents having use of a communal lounge and conservatory, complete with library and Wi-Fi, as well as attractive communal gardens. The presence of a house manager also provides an added level of support and reassurance. The development is well placed for everyday amenities, with Angmering railway station, Willow Green doctor's surgery, Sainsbury's and the shops at Station Parade all very close by. There are also nearby bus services providing access towards Rustington and along the coast.

Rustington is a popular seaside village offering a wide variety of shops, cafés, restaurants and local amenities, together with a lovely seafront and coastal walks. The village centre and seafront are approximately 1.5 miles from the property, with the South Downs nearby, while the nearby A259 provides easy access towards Worthing, Bognor Regis, Brighton and beyond.

With its generous accommodation, sunny private garden, resident’s parking, garage and excellent communal facilities, this is an appealing retirement property in a well-established and conveniently positioned development. Littlehampton is also one of the 10 best places to retire in England, according to World Atlas (article August 2026). Viewing is highly advised to appreciate everything this property has to offer.

The spacious accommodation is arranged over two floors. On entering, the hallway leads through to a particularly generous lounge/dining room, providing plenty of room for both everyday living and entertaining. From here, doors open onto the private south-facing courtyard garden, creating a pleasant outdoor space that is well suited to sitting out and enjoying the sunshine. The kitchen is located off the hallway and is fitted with a range of units and appliances, including a dishwasher, while a ground floor cloakroom adds further practicality. The space allows plenty of room for a stair-lift if desired.

Upstairs, there are two good-sized double bedrooms. The master bedroom has the added benefit of a separate dressing room, which was originally designed as an en-suite shower room and retains a wash hand basin. A bathroom/WC completes the first-floor accommodation.

The property also benefits from gas central heating and double glazing. A private garage, situated en bloc and monitored by CCTV, provides useful secure parking and storage, with additional resident and visitor parking available within the development.

The maintenance fee for the property is £866.11 per quarter. This is for house insurance; maintenance of the communal gardens and areas, garage bloc, guttering, communal paths etc;, window cleaning; health and safety requirements; fire safety systems; etc.

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