



Guide Price
£270,000

Leasehold

2x  2x  1x 

**The Gilberts, Sea Road,
Rustington, West
Sussex, BN16**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Sea views from sunny aspect
- living room and balcony
- Own private entrance
- Close to Rustington village shops
- Perfect lock up and leave
- Good buy to let investment
- No ongoing chain

Accommodation

FIRST FLOOR

Entrance Hall

Bathroom: 9'5 x 5'9 (2.87m x 1.75m)

Bedroom 2: 13'4 x 8'7 (4.07m x 2.62m)

Bedroom 1 : 17'1 x 10'1 (5.21m x 3.08m)

En-suite Shower Room

Balcony

Lounge/Dining Room: 23'10 x 18'6
(7.27m x 5.64m)

Juliette Balcony

Kitchen: 17'1 x 9'9 (5.21m x 2.97m)

OUTBUILDING

Garage

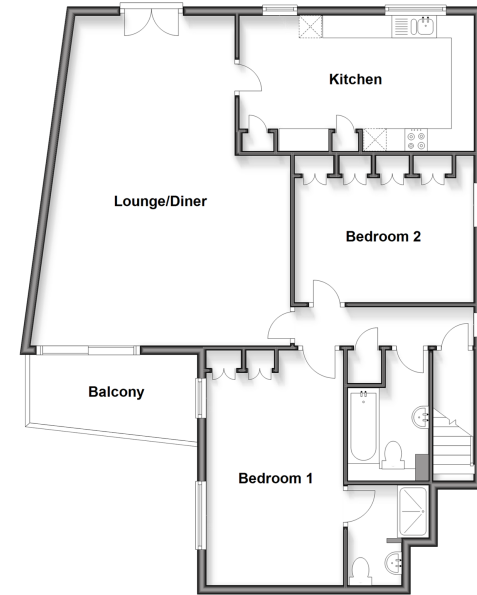
OUTSIDE

Communal Garden

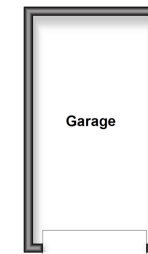
Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

First Floor
Approx. 97.8 sq. metres (1053.1 sq. feet)



Outbuilding
Approx. 13.4 sq. metres (143.9 sq. feet)



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