





The Leas
Rustington, Littlehampton
BN16 3SE

Offers in Excess of £
208,000.00

bettermove

# The Leas - Rustington, Littlehampton

Bettermove are proud to present this deceptively spacious 2 bedroom terraced retirement home in the highly sought-after Greenleas development in Rustington, Littlehampton, available with no forward chain. Exclusively for residents aged 55 and over, this property offers comfortable and convenient living on the sunny south coast.

The property benefits from double glazing, gas central heating throughout and a private garage, with additional resident and visitor parking available.

The interior of this well-presented property comprises a spacious lounge/dining room with doors opening onto a private south-facing courtyard garden, perfect for relaxing and enjoying the Summer months, a fitted kitchen and a convenient ground-floor cloakroom with WC. The first floor consists of two generously sized double bedrooms, with the principal bedroom benefiting from a separate dressing room with wash hand basin, in addition to the family bathroom with WC.

Greenleas is a well-regarded retirement development offering excellent communal facilities, including a residents' lounge, conservatory with library and Wi-Fi, beautifully maintained communal gardens and the reassurance of an emergency warden call system within the property.

Located in the popular coastal village of Rustington, Littlehampton, the property is ideally positioned for those looking to retire or downsize to the sunny south coast or countryside. Littlehampton is one of the best 10 places to retire to in England according to World Atlas (article August 2026). The development is conveniently situated close to a range of local amenities, including shops, supermarkets, restaurants, a doctor's surgery and Sainsbury's. Rustington village centre and the seafront are approximately 1.5 miles away.

Excellent transport connections can be found from nearby Angmering railway station and local bus services, providing convenient access to surrounding towns and cities, including Brighton, Worthing and Bognor Regis. The beautiful South Downs are also within easy reach, offering scenic countryside walks and outdoor activities.

This exciting opportunity should not be missed. Offering spacious accommodation, a private south-facing garden, excellent communal facilities and a sought-after coastal location, this property is ideal for those aged 55 and over seeking a comfortable retirement lifestyle. Viewing is highly recommended. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 2 | 2 | 1 | Leasehold |

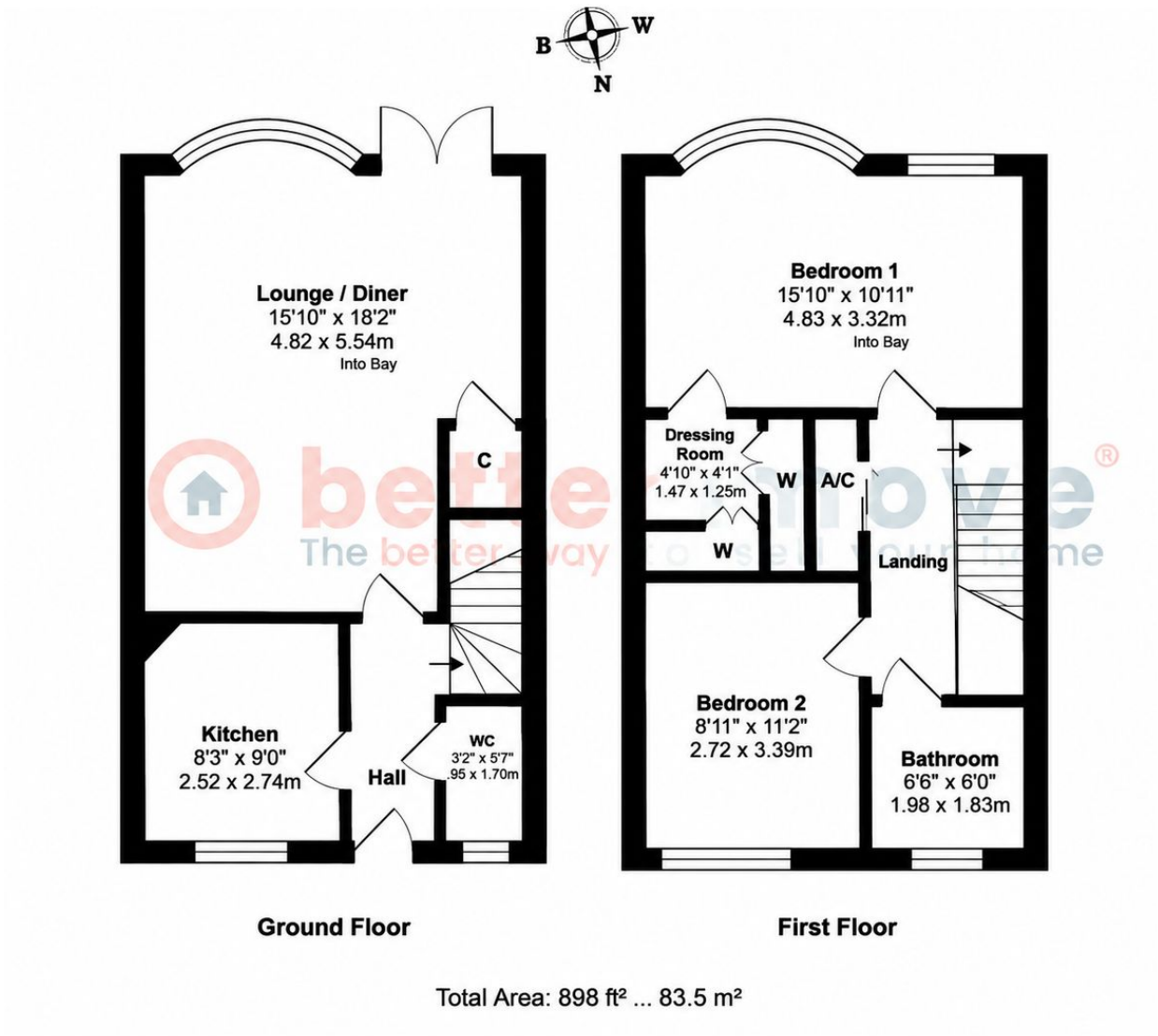








# Floor Plan




Total Area: 898 ft² ... 83.5 m²

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | 86 |
| (69 to 80) C | 75 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | 76 | 78 |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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