



## 11 The Limes, Rustington – BN16 3AQ

£250,000 Leasehold

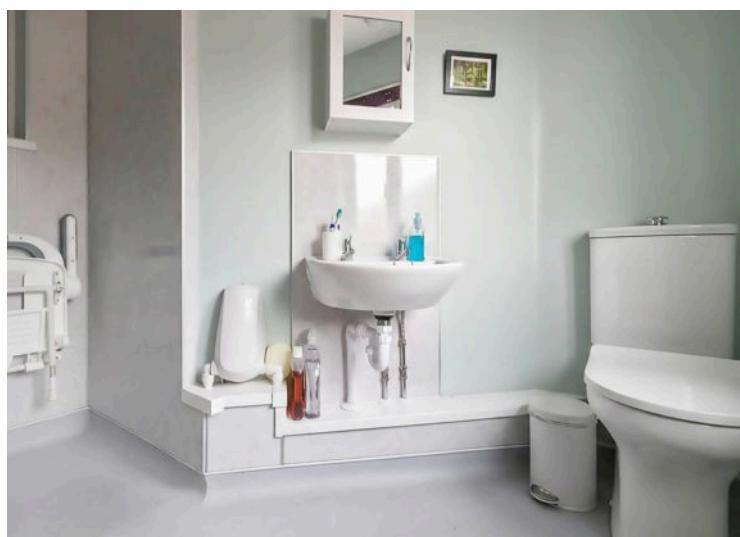
Well presented two bedroom first floor apartment within the popular 2007 built "The Limes" development • Private south and west facing garden, a rare benefit for an apartment • Main bedroom with en suite wet room and additional family bathroom • Allocated parking space and residents' green space, close to Rustington village and transport links



This well presented two bedroom first floor apartment is located within The Limes, a modern development built in 2007, ideally positioned for easy access to Rustington village centre and excellent transport links. The development comprises a mix of two bedroom apartments and terraced houses, offering a pleasant and well maintained residential setting. The apartment itself is bright and well laid out.

The modern kitchen benefits from integrated appliances along with a large larder cupboard, providing excellent storage and practicality. The lounge is a generous size, comfortably accommodating both seating and dining areas, with a feature fireplace creating an attractive focal point. From the lounge, an internal hallway leads to the bedrooms and main bathroom. The principal bedroom benefits from its own en suite wet room, while the second bedroom is a well proportioned single room, ideal as a guest bedroom, nursery or home office. The main bathroom is fitted with a bath, WC and white vanity unit, offering a clean and modern finish.

One of the property's key features is the private garden, a rare benefit for an apartment. Designed for low maintenance, the garden is paved and enjoys both south and west facing aspects, creating a lovely sun trap throughout the day. There are also a shed providing useful additional storage. Further benefits include one allocated parking space, and access to an open green space for residents to enjoy.



**Bedroom 1**

7' 11" x 13' 6" (2.41m x 4.11m)

**Bedroom 2**

8' 6" x 10' 8" (2.59m x 3.25m)

**Bathroom**

5' 6" x 6' 11" (1.68m x 2.12m)

**En-suite**

5' 9" x 8' 0" (1.75m x 2.45m)

**Kitchen**

6' 1" x 11' 9" (1.85m x 3.58m)

**Lounge / diner**

11' 2" x 16' 4" (3.40m x 4.99m)

**Lease information**

Lease length - 150 Years from 2007

- Service Charges £1,300 PA
- Ground Rent £125 PA

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C







**Total Area: 562 ft<sup>2</sup> ... 52.2 m<sup>2</sup>**

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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