





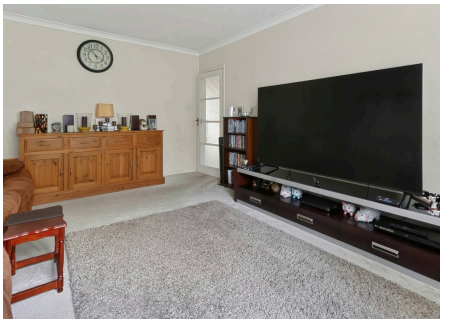
Elm Place, Rustington, BN16 3BL

Leasehold

Ground Floor Apartment • Two Double Bedrooms • Long Lease! • Built-in Storage • Communal Garden • Garage with New Doors • New Boiler, Flooring & Windows • Less than a 10 Minute Walk to Rustington Village • Less than a mile to the Seafront • Approx. 948 sq. ft (88 sq. m)

Cooper Adams

A ground floor apartment offering two double bedrooms and a newly installed wet room, together with a garage en-bloc and direct access to the communal garden. The separate living room provides a comfortable space to relax, while the kitchen is fitted with a range of units, new worktops, a vertical wall-mounted radiator and space for freestanding appliances. The kitchen also benefits from an InSinkErator with hot and cold taps, providing instant filtered hot water and filtered cold water. Both bedrooms are doubles and benefit from built-in storage. The property has benefited from a number of improvements, including new double glazing, double-glazed composite front door and rear uPVC door, radiators throughout and a new combination boiler with Hive Active Heating. The bathroom has been completely replaced into a wet room, featuring a new Mira Agile shower, wash basin, comfort-height WC and wet room flooring throughout. Further improvements include replacement flooring in the hallway and kitchen, along with new carpets in both bedrooms and the lounge. Outside, there is a communal garden and a separate garage, fitted with new barn-style doors, providing useful additional storage or parking. The location is particularly convenient, with Rustington Village less than a 10-minute walk away, offering a range of shops, cafés and everyday amenities. The seafront is also less than a mile away, making it easy to enjoy the beach and coastal walks.

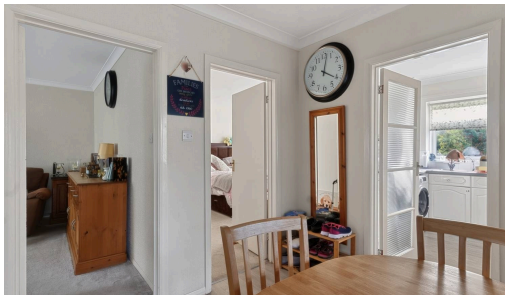


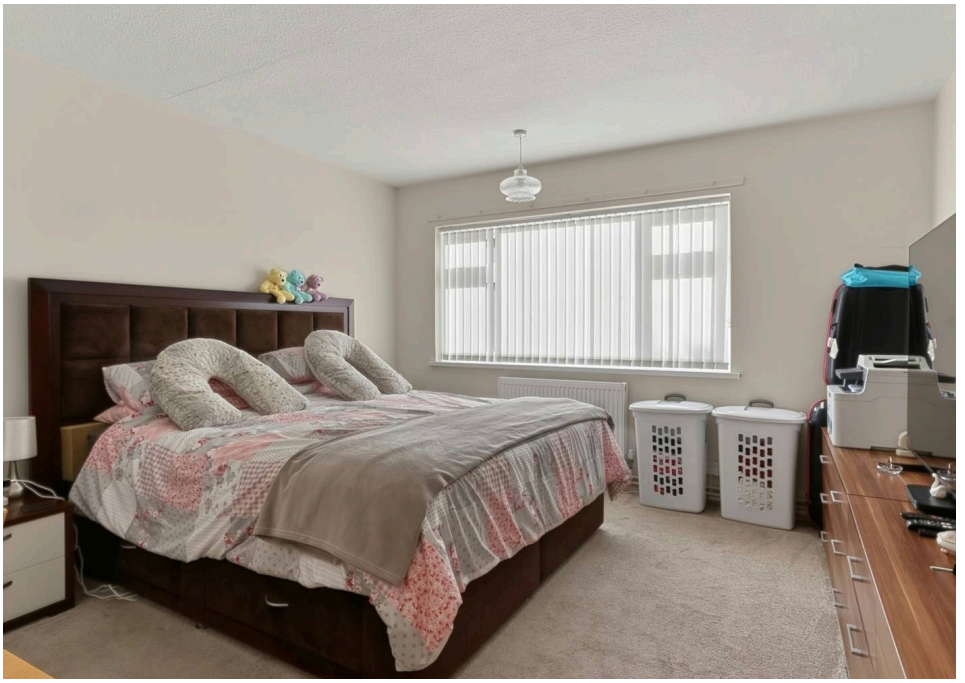


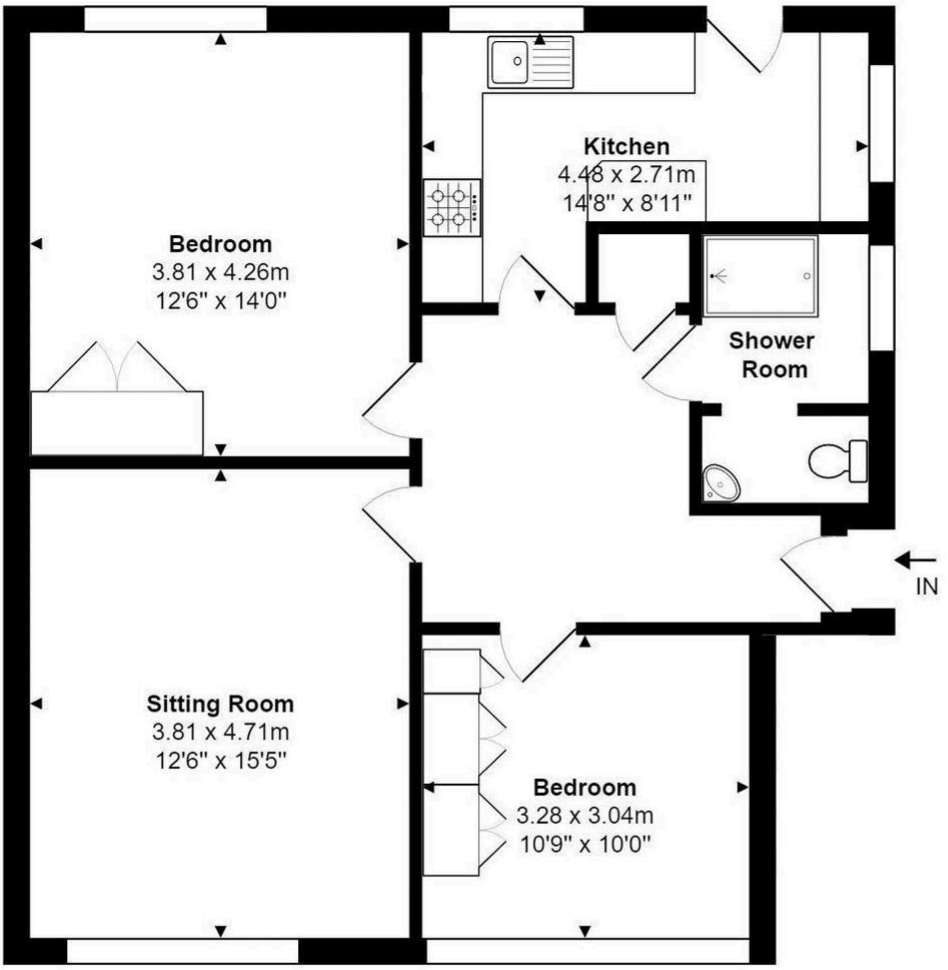


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

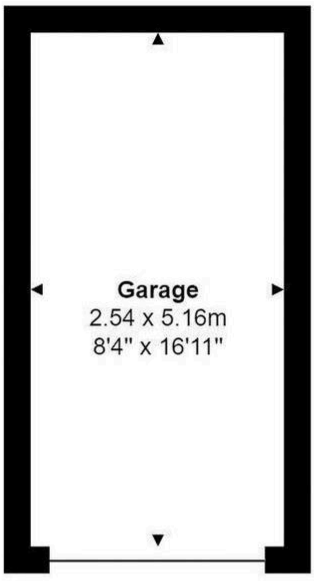




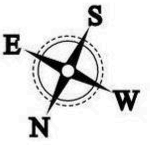




Ground Floor
Area: 74.9 m² ... 806 ft²



Outbuilding
Area: 13.1 m² ... 141 ft²



Total Area: 88.0 m² ... 948 ft²

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All measurements are approximate and for display purposes only

Council Tax band: B, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

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