



Total Area: 766 ft² ... 71.2 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

Council Tax Band: B **Energy Efficiency Rating: C**

Tenure: Leasehold: we are advised that there are approximately 87 years remaining on the lease (125 years from 26/9/1988). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Service Charge: tbc

Ground Rent: tbc



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.



Rustington Office
01903 770095
rustington@glyn-jones.com

**28 Allangate Drive, Rustington,
BN16 3JE
£170,000 Leasehold**

Glyn-Jones



Occupying a popular residential area, this purpose-built first floor flat offers an exciting opportunity for those looking to create their ideal home. Although in need of modernisation and updating throughout, the property offers the opportunity for a buyer to create a home to suit their needs.

The accommodation comprises; three bedrooms; lounge/dining room, kitchen; bathroom and a separate W.C.

Externally the property benefits from an area of private rear garden, currently very overgrown and not accessible.

Further benefits include gas central heating, double glazing, generous storage and the added benefit of no ongoing chain.



At an Average rating of

4.9/5 ★★★★★



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£170,000 (Leasehold)



“ Offered for sale with the benefit
of no onward chain ”

The convenience of the location is a key feature, being approximately equidistant (1 mile) to Rustington's comprehensive shopping parade, seafront and Angmering's mainline railway station, the latter of which provides a regular service to London Victoria via Gatwick.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259 enabling a link to the larger neighbouring towns of Bognor Regis and Worthing.

