



15 The Leas, Rustington, BN16 3SE £264,500

- Chain Free
- Age Restricted to The Over 55's
- Approx. 9 Parking Spaces Exclusively for Residents or Their Visitors
- Just over 300 Metres to Bus Stops, Local Shops, Angmering Mainline Station & to Sainsbury's Superstore
- Mid Terrace House
- 15'10 x 18'2 Lounge/Diner Overlooking Rear Garden
- Further Communal Gardens to Rear of Property + Other Communal Facilities such as a Library with Wifi
- Two Double Bedrooms
- Private South Facing 'Courtyard' Garden
- Garage En Bloc overseen by CCTV

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Chain-Free | Over 55's Development | Spacious Mid-Terrace Home

The home features two generous double bedrooms, one with a dressing area. A spacious 15'10 x 18'2 lounge/diner, which enjoys lovely views over the private south-facing courtyard garden, perfect for relaxing or entertaining. There's also the added benefit of a ground floor cloakroom for convenience. Residents can enjoy beautifully maintained communal gardens to the rear, along with access to other shared facilities such as a Library with Wifi, enhancing the lifestyle on offer.

Additional features include a garage en bloc which is overseen by CCTV, offering secure parking or extra storage. Approx. 9 parking spaces exclusively for residents or Their visitors

Offered to the market chain-free, this well-presented mid-terrace house is ideally suited to those aged 55 and over, providing comfortable, low-maintenance living in a friendly and peaceful setting. Viewing is highly recommended to fully appreciate the space, potential, and charm of this home.



Council Tax Band: D

Tenure: Leasehold



LOUNGE/DINER
18'5 x 15'8

KITCHEN
9'6 x 8'3

BEDROOM ONE
15'8 x 10'1

DRESSING AREA
4'10 x 4'1

BEDROOM TWO
11'2 x 8'9

BATHROOM
6'5 x 6

GROUND FLOOR CLOAKROOM
5'7 x 3'2

SERVICE CHARGE
£765 Per Quarter

GROUND RENT
£308.00 per annum

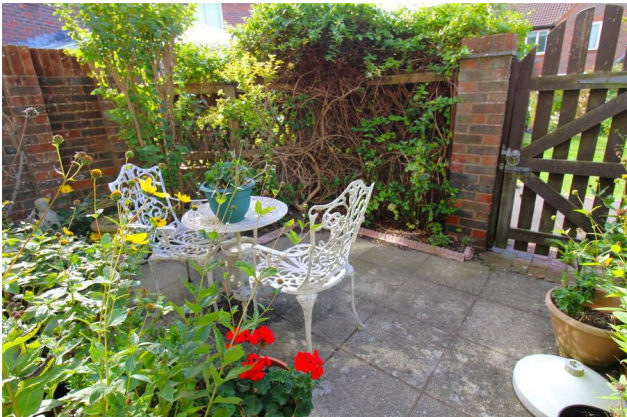
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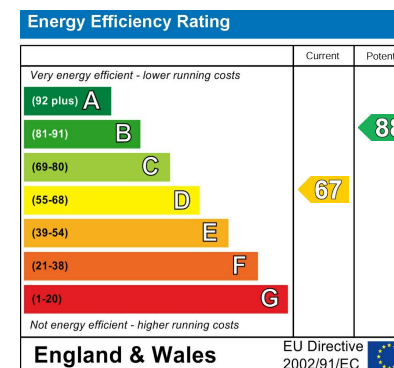
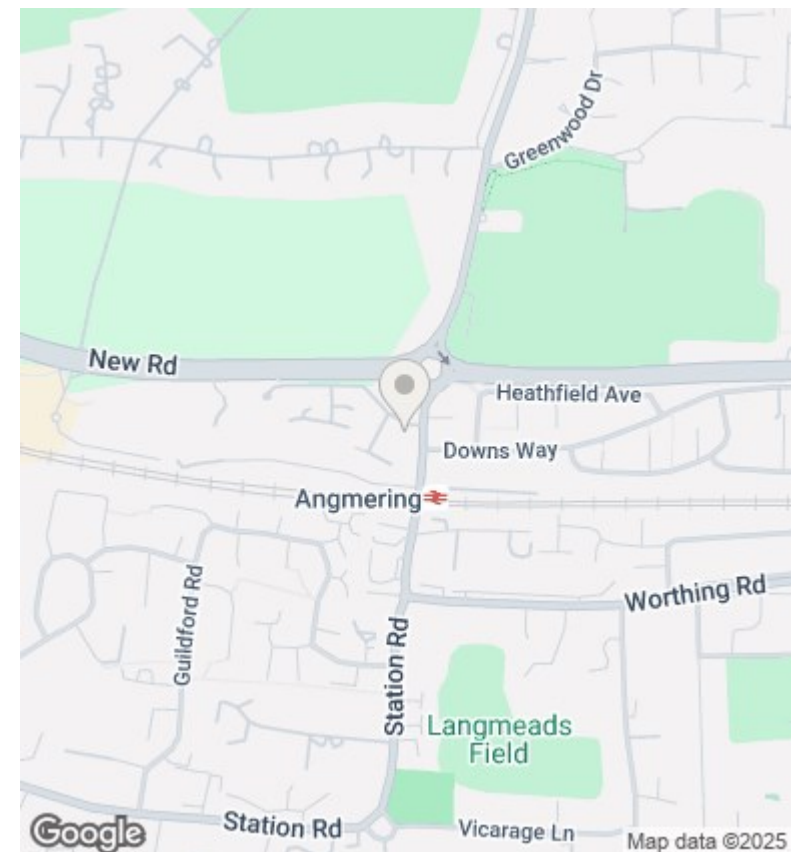
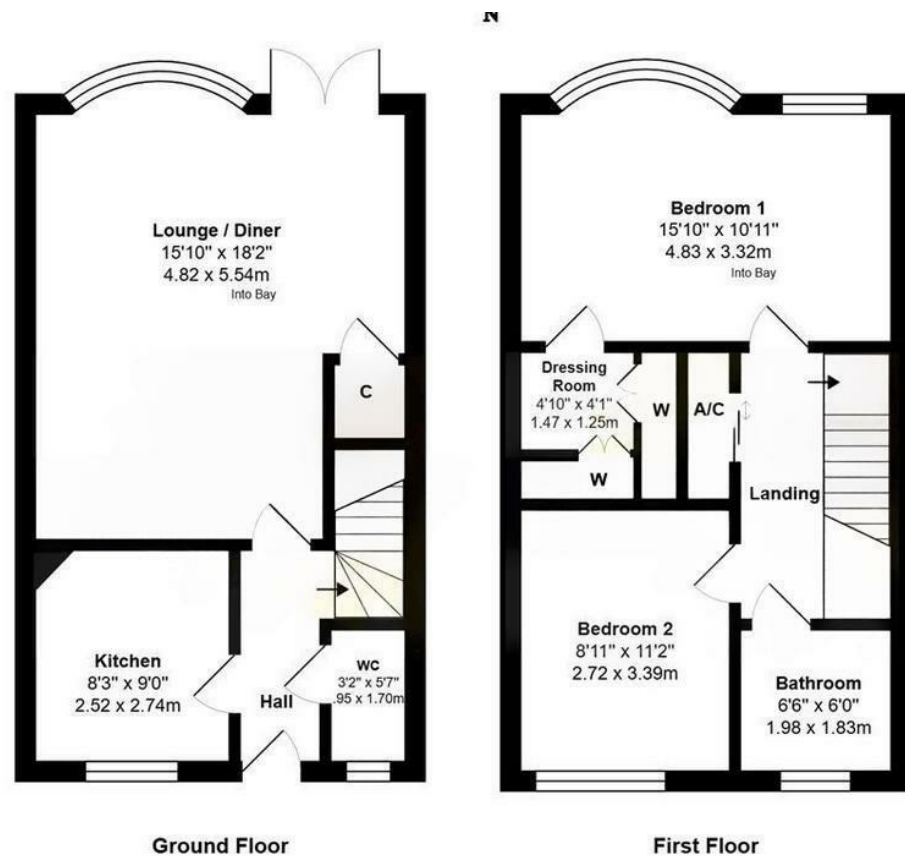
We are advised that there are approximately 87-years remaining on the lease (originally 125-years from 24/06/1988).

PARKING

We're advised that there are

parking bays for the residents of The Leas and their visitors on the 'Greenleas Development'





These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.