



## Elm Place, Rustington, BN16 2LQ

Leasehold

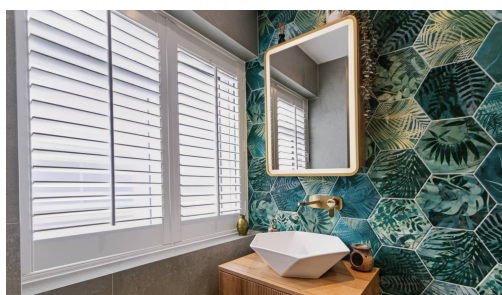
Two Double bedrooms • First-Floor Apartment • LONG LEASE • New Kitchen & Bathroom • New Boiler, Plumbing & Electrics  
 • Built-In Storage to Primary Bedroom • Fully Renovated Throughout • Garage En-Bloc • Less Than Half a Mile to Rustington  
 Village • Approx. 918 sq. ft (85 sq. m)

*Cooper Adams*

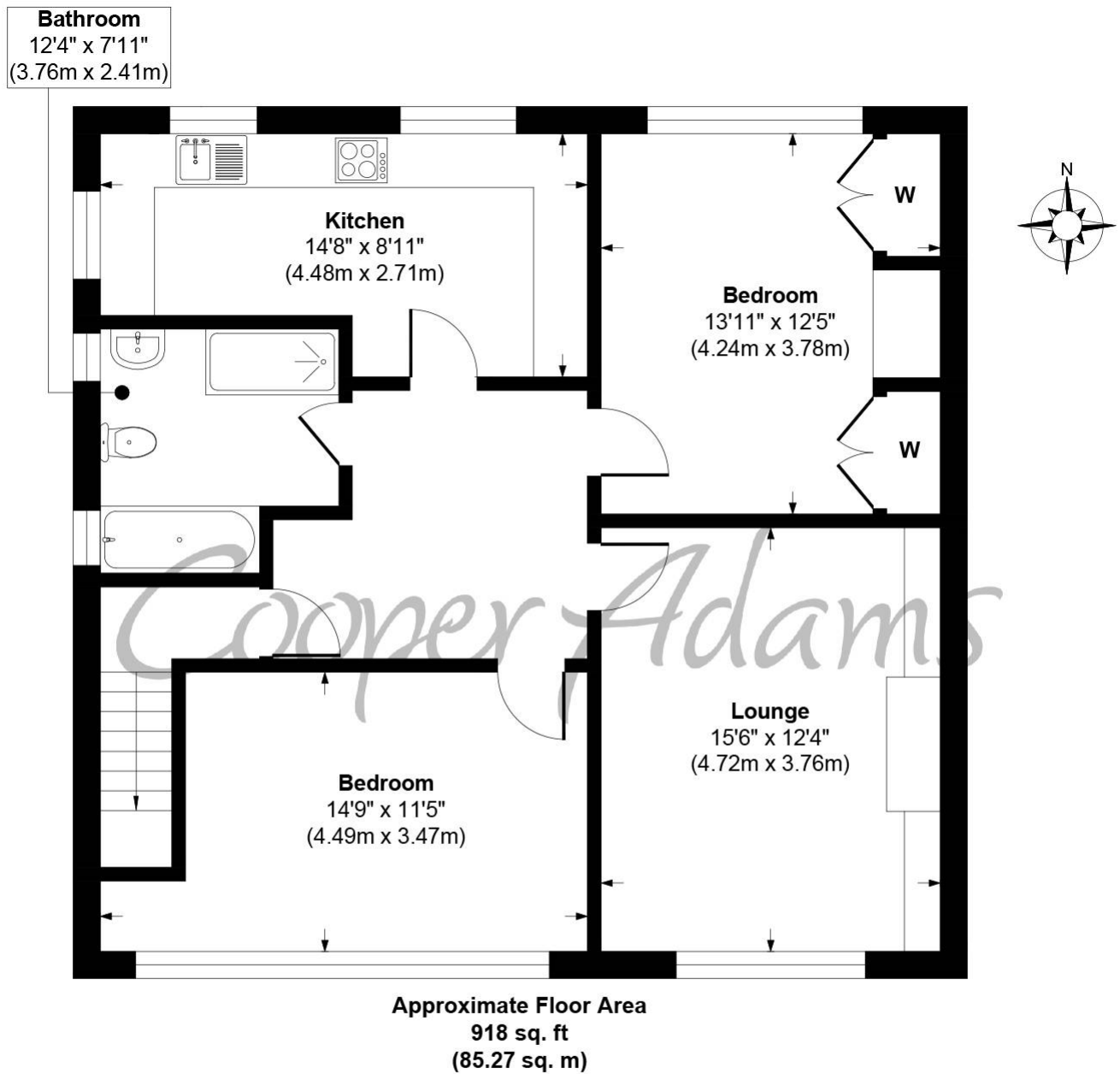
Offered with a long lease, this exceptional first-floor two-bedroom apartment has been comprehensively renovated to an outstanding standard, with virtually every aspect of the property upgraded within the last year to create a stylish home ready for immediate occupation. Ideally situated less than half a mile from the heart of Rustington Village, the apartment perfectly combines high-quality contemporary finishes with practical modern improvements including a new boiler, complete re-plumbing, full electrical rewire and upgraded loft insulation. The impressive 15ft living room forms the heart of the home and features an elegant bespoke media wall with contemporary electric fireplace, complemented by beautifully crafted illuminated shelving and cabinetry, creating a warm yet sophisticated entertaining space. The recently installed Howdens kitchen has been thoughtfully designed with extensive storage, integrated appliances, premium oak worktops and an instant hot water tap. Both bedrooms are generous doubles, with the principal bedroom benefitting from bespoke Howdens fitted wardrobes, offering excellent storage without compromising on space. The bathroom has been finished to a particularly high specification, featuring a full-size bath, a level-access walk-in shower, underfloor heating, an illuminated LED shower niche, integrated ceiling speakers and quality brushed brass fittings throughout, creating a true spa-like environment.



Further enhancements include quality flooring throughout, Mayford shutters, contemporary décor and modern finishes that allow a purchaser to move straight in without any further expenditure. Externally, the property benefits from a garage en-bloc, communal gardens and unrestricted on-street parking. The current owner also intends to install a new contemporary composite front entrance door, further enhancing the property's kerb appeal. Conveniently positioned within walking distance of Rustington Village, local amenities, and the seafront, this is a rare opportunity to purchase a truly turnkey apartment finished to an exceptional standard.



Cooper Adams



## Elm Place, Rustington

**Approx. Gross Internal Floor Area 918 sq. ft / 85.27 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

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

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)