

Total Area: 1084 ft² ... 100.7 m² (Dotted Lines Signify Sloped Ceiling)

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

Tenure: Leasehold, with Share in Freehold - We are advised that there are approximately 96-years remaining on the lease (125-years from 2/7/1997).

Maintenance Fee: Approx: £2200.00 per annum.

Council Tax Band: E // **Energy Efficiency Rating:** C

AGENT'S NOTE: *You are advised to have the above confirmed by your legal representative at your earliest opportunity.*

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed 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

**5 Cleeves Court, Cleeves Way,
Rustington, BN16 3TS**
£325,000 (Leasehold, with Share in Freehold)



It is our pleasure to present this first-floor apartment to the market, forming part of a small private development, approximately 1-mile from the village centre.

Constructed by Berkeley Homes, the property boasts extremely spacious and very well-appointed accommodation comprising; two/three bedrooms; a southerly facing living room; kitchen/breakfast room; dining hall; study/bedroom three; an independent bathroom; and an en suite shower to bedroom one.

Outside, there is a private garage with adjacent off-road parking, as well as well-maintained communal gardens and a secluded walled garden for all residents to enjoy.

Additional attributes include; gas central heating, uPVC double glazing; a large loft storage area; and the notable benefit of a share in the freehold.

AGENT'S NOTE: Bedrooms two and three are, currently, arranged as a sitting room and study respectively, but both could be returned to their original form.



At an Average rating of

4.9/5 ★★★★★



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5 Cleeves Court, Cleeves Way, Rustington, BN16 3TS

£325,000 (Leasehold, with Share in Freehold)

Cleeves Court is delightfully situated on the immediate outskirts of the village centre, equidistant to its busy shopping parade and picturesque seafront. Public transport links are also found in close proximity with bus routes operating along nearby Station Road and Angmering mainline railway, which provides a regular service to London Victoria via Gatwick, found within approximately 1-mile.

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



 *...a private garage with adjacent off-road parking...*



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** 



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