



2 Orchard Park, Worthing Road, Rustington, BN16 3PS £110,000

- Chain Free
- Off Road Parking
- Modern Refitted 13'10 Kitchen with Double Oven, Gas Hob, Fridge/Freezer & Slimline Dishwasher
- Viewing Highly Recommended
- Double Unit Park Home
- Surrounding Gardens
- 19'7 x 17'2 'L Shaped' Triple Aspect Lounge/Diner
- Fully Residential Site for the Over 50's
- Two Double Bedrooms with Walk in Wardrobes
- Popular Rustington Location, Approximately 1 Mile From Village

2 Orchard Park, Rustington BN16 3PS

Chain free double unit park home, set within a fully residential site exclusively for the over 50s. Ideally positioned in the popular coastal village of Rustington, the property enjoys a peaceful setting whilst being just approximately one mile from the village centre and its array of shops, amenities, and transport links.

Internally, the accommodation is both spacious and thoughtfully arranged. There are two generous double bedrooms, each featuring walk-in wardrobes, providing excellent storage and convenience. The heart of the home is the impressive 19'7 x 17'2 L-shaped triple aspect lounge/diner, filled with natural light and offering ample space for both relaxing and entertaining. The modern refitted kitchen is well appointed with a double oven, gas hob, fridge/freezer and slimline dishwasher, combining style with practicality.

The home benefits from its own off-road parking and is surrounded by well-maintained wraparound gardens, offering a pleasant outdoor space to enjoy throughout the seasons.

Viewing is recommended to fully appreciate the size, setting, and presentation of this home.



Council Tax Band: A

Tenure: Leasehold



LOUNGE/DINER

19'7 x 17'2

KITCHEN-

12'7 x 9'6

BEDROOM ONE

10 x 9'9

With walk in wardrobe
measuring 5' x '5

BEDROOM TWO

9'6 x 8'6

BATHROOM

6'5 x 5'6

LEASE-

License for Life on Indefinite
Agreement

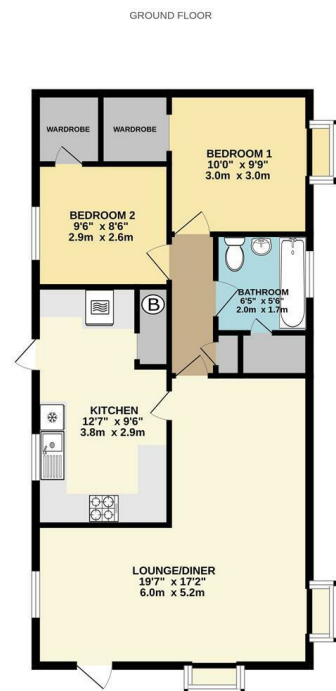
GROUND RENT-

£603.94 per month.

MAINTENCE-

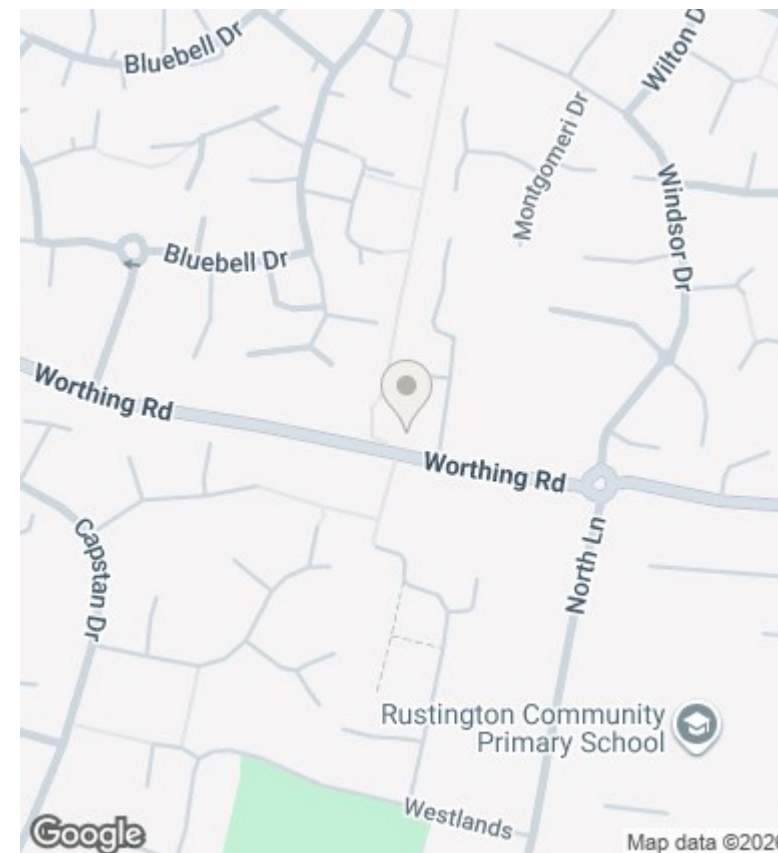
£85.96 pcm. To include
general site maintenance &
water rates





Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.



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.