



Total Area: 625 ft<sup>2</sup> ... 58.0 m<sup>2</sup>

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 2026.

**\*Tenure: Leasehold** – We are advised that there are approximately 43-years remaining on the lease (99-years from 24/06/1970); however, the vendors are currently in the process of extending the lease, which will increase the existing term to 135-years. This will be concluded in conjunction with a sale.

**Maintenance Fee:** There is no fixed annual charge. Maintenance is carried out on an ad-hoc basis and is apportioned between residents depending on the matter at hand.

**Ground Rent: £100.00 per annum** (we understand this will be removed once the lease extension has been concluded).

*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 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  
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**48 The Grangeway, Rustington,  
West Sussex, BN16 2QS  
£280,000 (Leasehold)**

**Glyn-Jones**



**Featuring an outstanding SOUTH FACING REAR GARDEN is this attractive ground floor flat, delightfully located within a small cul-de-sac in very close proximity to the village centre.**

In brief, the well-appointed accommodation comprises; two bedrooms, the smaller of which is currently arranged as a dressing room; lounge, with striking semi-bay window; kitchen, with modern 'Shaker' style units; and a contemporary wet room.

The aforementioned rear garden is laid to a combination of lawn and shingle, and boasts an extensive array of plants, bushes, and trees. There is also a concrete patio area, generous storage shed, and a summerhouse.

Further attributes include; off-road parking to the front; uPVC double glazed windows (replaced in 2020); gas central heating (boiler upgraded 2020); electric underfloor heating in the kitchen; a private entrance; cavity wall insulation; and the notable benefit of an extension to the current lease\*, which will be finalised in conjunction with completion to a sale.



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



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# 48 The Grangeway, Rustington, West Sussex BN16 2QS

£280,000



The enviable position of the property not only enables easy access to Rustington's busy shopping parade, but also to many important local amenities including; Westcourt Medical Centre; Rustington Library; and St Peter & St Paul Church. The picturesque seafront/greensward can be found within an approximate 0.5-mile distance.

Public transport links are conveniently close by, with two local bus routes operating along neighbouring Sea Lane, whilst the 701 service can be picked up along nearby The Street. Two mainline railway stations - Angmering & Littlehampton - can both be found within an approximate 2-mile radius.

**Energy Efficient Rating: D | Council Tax Band: B**



WITH OVER...



COMPANY REVIEWS

At an Average rating of



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