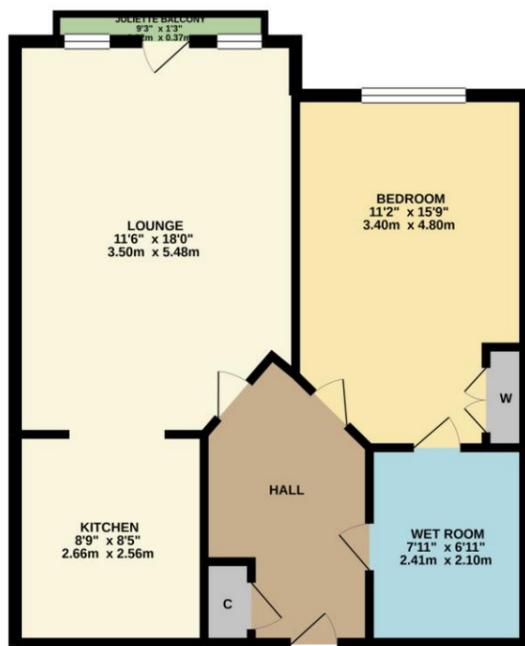


GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



**32 Abbotswood, Station Road**  
**BN16 3BJ**  
**£139,950**

**Glyn-Jones**



RETIREMENT APARTMENT (60 years +) | 75% SHARE | DOUBLE BEDROOM | SPACIOUS LOUNGE | FITTED KITCHEN | DISABILITY WET ROOM | DOUBLE GLAZING | UNDER FLOOR HEATING | DISTRESS PULL CORD | VARIETY OF COMMUNIAL FACILITIES | CLOSE PROXIMITY TO VILLAGE CENTRE

An opportunity to acquire a 75% share of this 2011 built, first floor retirement apartment; now offered for sale with the benefit of NO ONWARD CHAIN.

Built circa 2011, The internal accommodation comprises: double bedroom with built in storage, lounge with Juliet balcony providing a pleasant view over the communal gardens, 'Shaker style kitchen and well equipped disability wet room. Additional attributes include security entry phone and emergency pull chord systems, underfloor heating and double glazing.

Residents of Abbotswood benefit from a vast range of communal facilities including a recreation lounge, communal garden, library, visitor's guest suites, lift service, access to a restaurant, ample non allocated parking and a 24 hour care team.

**Tenure: Leasehold** – we are advised that there are approximately 115 years remaining on the lease.

**Service Charge**- £4,255 PA (including weekly Support fee)

**Ground rent**- Peppercorn

Council Tax Band - B

Energy Efficiency Rating C (74)

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.

**Glyn-Jones**

East Preston Office  
 01903 859440  
[www.glyn-jones.com](http://www.glyn-jones.com)



## 32 Abbotswood, Station Road

£139,950



Situated within only 0.25 miles from **Rustington's** comprehensive village centre.

Rustington village has a delightful sense of community and has a thriving 'hub' of shops and restaurants. Rustington village is ideally placed for all amenities with a good range of shops including a Waitrose, Tesco, Iceland, several banks, restaurants, Post Office and various other shops. Sailing, golf and health clubs are also close to hand, so you'll certainly be able to make the most of your leisure time here. When you're in search of a peaceful retreat from life's stressful moments, Rustington's pebble-covered shoreline, unblemished by typical beach attractions, is just a few minutes away. Indeed, winter walks and summer strolls along the water's edge help make life on the Sussex coast so very special.



*Very Convenient For The Shops & Buses*

