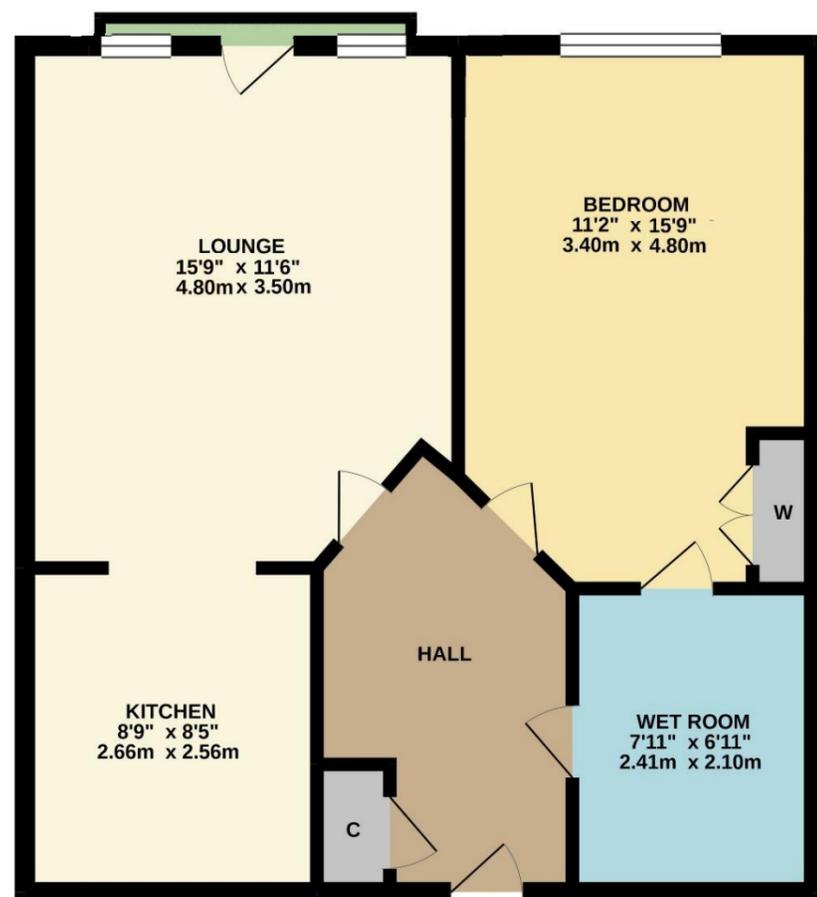


51 Abbotswood, Station Road
BN16 3BJ
£127,500 (75% Share)



TOTAL FLOOR AREA : 583 sq.ft. (54.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An opportunity to acquire a 75% share in this bright and spacious retirement apartment located in a modern development built for the overs 60s, with extensive facilities and 24-hour warden assistance.

This one bedroom apartment comprises; entrance hall, with built storage cupboard; a large east facing sitting room with Juliet balcony, fitted kitchen with appliances included, double bedroom with large built in wardrobe; good size wet room.

Abbotswood is just a short walk from Rustington's main shopping centre and is less than a mile from the sea. Built in 2011, the development features 62 spacious one and two bedroom apartments for over-60s who may need support with day-to-day living.

The apartments are generously sized and wheelchair accessible, on site facilities include; residents lounge; restaurant; lift; off road parking; mobility scooter storage; activity room; guest suite; assisted

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

Service Charge- £4,737 PA (including weekly Support fee)

Ground rent- Peppercorn

Council Tax Band - B
 Energy Efficiency Rating C

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.



East Preston Office
 01903 859440
www.glyn-jones.com



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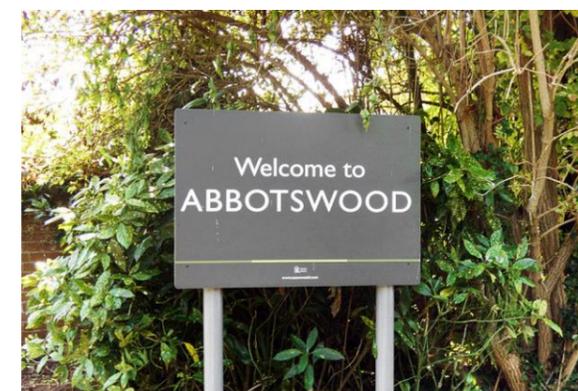


Location – Abbotswood is conveniently located with approximately a quarter of a mile of Rustington's thriving village centre.

Most amenities are close to hand, including library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

There is a very frequent bus service close by, with the 700 bus providing a route along the coastline from Littlehampton to Worthing and Brighton, with regular stops along the way.

Angmering mainline railway is within less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).



Bright & spacious Retirement Flat in convenient village centre location

