



Total Area: 87.5 m² ... 942 ft²

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 Jtm 2021

ADDITIONAL INFORMATION:

Tenure: Leasehold (we understand the property is held on a 125 year lease from 2006)

Maintenance: £1680.00 (six monthly) = £3360.00pa

Ground Rent: £389.22pa

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

AGENT'S NOTE: In accordance with the Estate Agent's Act 1979 we are obliged to inform you that the sellers of this property are related to a member of staff.

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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.



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**23 Heritage Place, Broadmark Lane,
Rustington, BN16 2GY**

£400,000



It is our pleasure to offer for sale this exceptional, purpose built, first floor apartment set within the prominent Heritage Place development found in very close proximity to the seafront.

Constructed by Berkeley Homes in 2007, this particularly bright and spacious property is presented to the market for the very first time since new and notably boasts a pleasant westerly aspect from a private balcony, as well as the important feature of being sold with NO ONWARD CHAIN.

Internally, the accommodation is presented to a high standard having been the subject of tasteful redecoration throughout over the last two years. Briefly described, the room configuration comprises; three bedrooms, the master of which is complemented by an en suite shower room and built-in wardrobe; a sizeable living room, with double doors onto the aforementioned balcony that offers a small glimpse of the sea; stylish fitted kitchen, with range of integrated AEG appliances; and a contemporary bathroom/WC.

Additional attributes include; gas heating; double glazing; striking wood effect flooring through the living room and hallway; Juliet balconies off bedrooms one and two; LED lighting; a security entry phone system; and passenger lift service.

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Outside, there is an ALLOCATED CAR PARKING SPACE located within a secure gated compound to the rear block, plus very well-maintained communal gardens that surround the development.

The appealing situation of the property cannot be overstated, being within only 200 metres of Rustington's picturesque seafront/greensward and approximately 0.75 miles from the comprehensive village centre, with its vast array of shops, cafes, restaurants; along with many other useful local amenities.

Rustington is centrally positioned on the West Sussex Coast almost midway between the cities of Chichester and Brighton, just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found within approximately 1.75 miles and offers a regular service to London Victoria via Gatwick.



...stylish fitted kitchen, with range of integrated AEG appliances...

