



Total Area: 764 ft² ... 71.0 m²

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

Tenure: Leasehold (we understand the property is held on the remainder of a 125 year lease from 1st November 2011)

Service Charge: £4826.76pa

Council Tax Band: C

Energy Efficiency Rating: C

AGENT'S NOTE: We are informed that residents are required to be aged 60 years+

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.



Rustington Office
01903 770095
www.glyn-jones.com



**60 Abbotswood, Station Road,
Rustington, BN16 3BJ**
£182,500 (75% Shared Ownership)

Glyn-Jones



An opportunity has arisen to acquire a 75% share in this immaculately presented and well-appointed retirement apartment, pleasantly located within the renowned Abbotswood development.

Boasting a delightful southerly aspect, this impressive top floor property is also offered for sale with the notable benefit of NO ONWARD CHAIN.

Briefly described, the internal accommodation comprises; two bedrooms; a generous living room, with Juliet balcony providing the aforementioned southerly views; a fitted kitchen, incorporating contemporary 'Shaker' style units; and a spacious wet room encompassing disability suite, with 'Jack & Jill' access from hallway and master bedroom..

Further attributes include; security entry phone and distress systems; electric under floor heating; double glazing; and a good range of built-in storage. Importantly, there is also a passenger LIFT SERVICE, an on-site Scheme manager for added security, and a non-allocated parking area.

60 Abbotswood, Station Road, Rustington, Littlehampton, BN16 3BJ
£182,500 (75% Shared Ownership)



Residents of Abbotswood also enjoy access to a variety of communal facilities including; recreation lounge; library; mobility scooter store; and well-tended garden areas. Additional to the fixed maintenance charge there is also an on-site restaurant; guest suite; and access to a 24 hour care team.

The situation of the property is a key feature, being within only 0.25 miles of Rustington's comprehensive village centre and approximately 1 mile from its picturesque seafront.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 1 mile and provides a regular service to London Victoria via Gatwick.



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