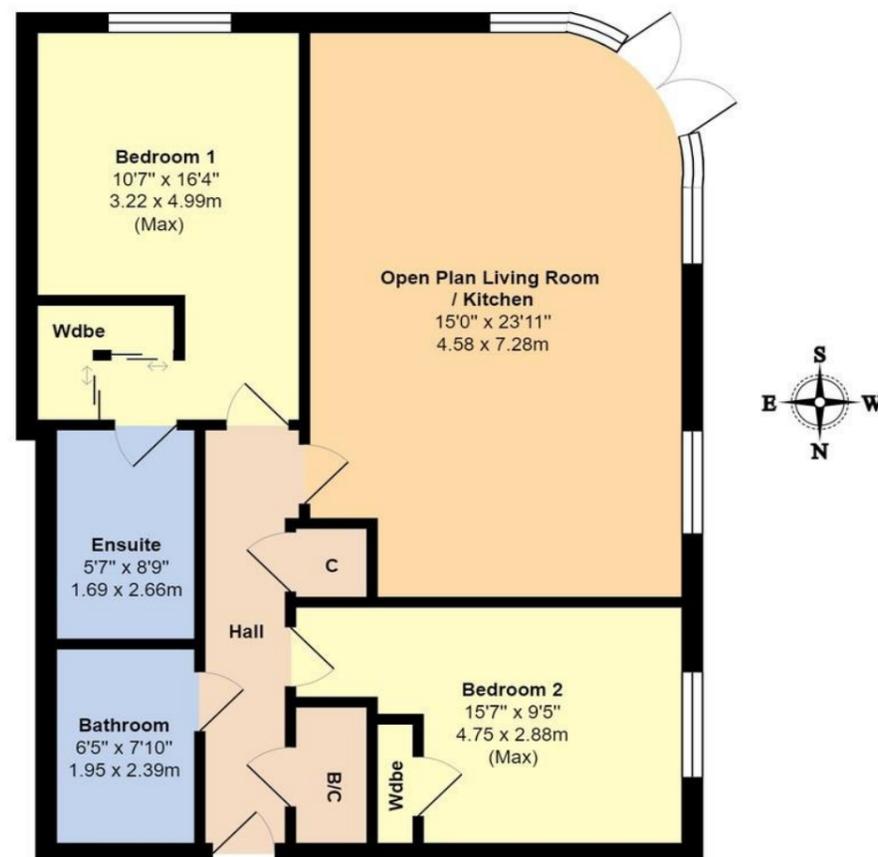


18 Heritage Place, Broadmark Lane, Rustington, BN16 2GY

£425,000



Total Area: 873 ft² ... 81.1 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 2022



It is our great pleasure to present this outstanding ground floor apartment to the market boasting the striking features of a SOUTH/WEST FACING PATIO and TWO ALLOCATED CAR PARKING SPACES.

Forming part of the highly regarded Heritage Place development, this stylish home really is a "must-see" for any buyer-type, with its spacious accommodation and impressive interior immediately evident as you walk through the front door.

The configuration of the property is briefly described as; two double bedrooms, both offering a good level of built in storage, the master of which is further complimented by a stylish en suite shower room; an exceptional dual aspect living room/kitchen featuring a large semi-bay window with 'French' style doors to the aforementioned patio, as well as a centrepiece fireplace and a contemporary range of fitted units, built-in appliances and an 'island' style unit within the kitchen area. There is also a good size entrance hall and a self-contained bathroom/WC.

Additional features include; gas under floor heating; double glazing; a fitted water softener and waste disposal unit; security entry phone system; extremely well-maintained internal and external communal areas; and a gated resident's parking area, wherein the two allocated parking spaces and a communal bike store are found.

Tenure: Leasehold (we understand that the property is held on a 125 year lease, with approximately 110 years remaining)

Maintenance Charge: £2921.94 per annum

Ground Rent: £250.00

Council Tax Band: E

Energy Efficiency Rating: C

AGENT'S NOTE: Please be aware that pets are not permitted at this development

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



18 Heritage Place, Broadmark Lane, Rustington, BN16 2GY

£425,000



The attractive location of the property cannot be overstated, being within only 200 hundred metres of Rustington's picturesque seafront/greensward and approximately 0.5 miles from its comprehensive village centre, with its vast array of shops, cafes and restaurants, in addition to numerous other useful local amenities including; Library, doctors and dentist surgeries, plus access to several bus routes including the renowned 700 service.

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. Furthermore, Angmering mainline railway station can be found within approximately 1.75 miles and affords a regular service to London Victoria via Gatwick.



☞ *...a gated resident's parking area, wherein the two allocated parking spaces are found...*

