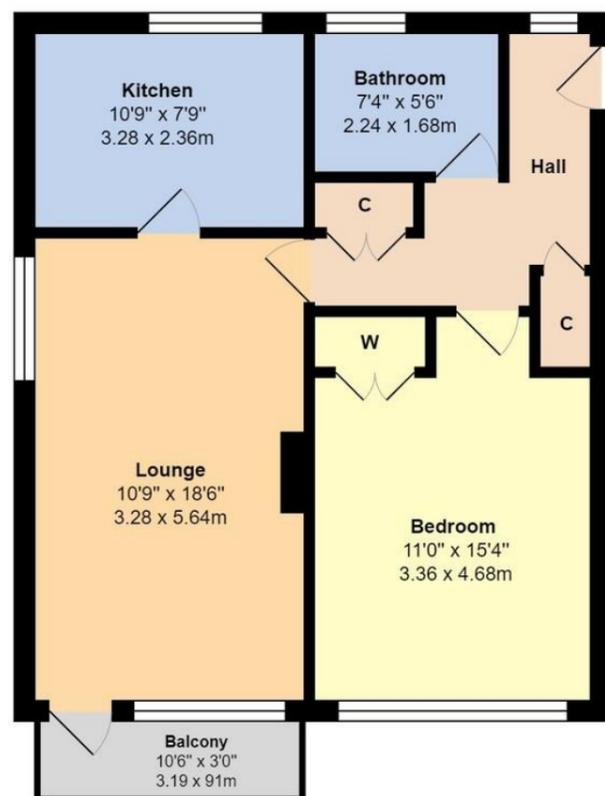


20 Bramber Square, Church Farm Gardens, Rustington, BN16 3EJ  
 "Offers in Excess of" £175,000



Total Area: 594 ft<sup>2</sup> ... 55.2 m<sup>2</sup> (excluding balcony)

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



Offered for sale with the advantage of **NO ONWARD CHAIN** is this purpose built second floor flat, delightfully situated within the sought-after Church Farm Gardens development in the heart of the village centre.

Briefly described, the spacious accommodation comprises; one double bedroom with built-in storage; a generous sized and dual aspect living room, which also provides access to a SOUTHERLY FACING BALCONY; fitted kitchen; and a bathroom/WC.

Additional attributes include; gas central heating; replacement double glazing; the remainder of a long lease and distant views of the South Downs to the rear. Residents also enjoy the benefit of very well-maintained communal gardens.

**Tenure:** Leasehold (we understand that the property is held on the remainder of a 999 years from 1966)

**Maintenance Fee:** £1000.00pa (approx.)

**Ground Rent:** £32.00pa (approx.)

**Council Tax Band:** C

**Energy Efficiency Rating:** G

## 20 Bramber Square, Church Farm Gardens, Rustington, BN16 3EJ

“Offers in Excess of” £175,000



The convenience of the location is a further feature, with easy access afforded to the village's comprehensive shopping parade, as well as many other useful local amenities including doctors, dentists and the library, all of which can be found within an approximate 0.25 mile radius.

Furthermore, public transport is found in easy reach, with several bus routes, including the renowned 700 service, operating along nearby Ash Lane, plus Angmering mainline railway station, which boasts a regular service to London Victoria via Gatwick, located in approximately 1 mile.

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Littlehampton, Bognor and Worthing.



☞ *...generous sized and dual aspect living room, which also provides access to a SOUTHERLY FACING BALCONY...*

