



First Floor



Total Area: 827 ft² ... 76.8 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.

Tenure Leasehold (we understand the property is held on the remainder of a 999 year lease from 25/3/1967)

Maintenance Fee: £1810.38pa

Ground Rent: £10.00pa

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.



Rustington Office
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39 Elm Place, Rustington, BN16 3BL

£260,000

Glyn-Jones



****NO ONWARD CHAIN**** We are delighted present this bright and particularly spacious, purpose built, first floor flat to the market, pleasantly located in a small cul-de-sac within very close proximity to the village centre.

In brief, the accommodation consists of; two bedrooms; a sizeable south/west facing lounge; kitchen/breakfast room; generous reception hall; and a contemporary bathroom/WC.

Additional benefits include; gas central heating; PVCu double glazing; loft space; access to well-maintained communal gardens; and a garage in nearby compound. Notably, the property is held on the remainder of a 999 year lease.

The convenient situation of Elm Place is an important attribute, being within only approximately 0.25 miles of Rustington's comprehensive shopping parade and 1 mile from its picturesque seafront. A useful alleyway at the end of the cul-de-sac provides swift pedestrian access to Ash Lane and onto the village.

39 Elm Place, Rustington, Littlehampton, BN16 3BL

£260,000



Furthermore, several bus routes, including the renowned 700 route, operate along neighbouring Station Road, whilst The Coppice doctor's surgery is found within 250 metres. Angmering mainline is within approximately 1 mile and offers a regular service to London Victoria via Gatwick.

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 towns of Bognor Regis and Worthing.



...a sizeable south/west facing lounge...

