



Ground Floor

Total Area: 669 ft<sup>2</sup> ... 62.1 m<sup>2</sup>

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 2023

**61 The Gilberts, Harsfold Road,  
Rustington, BN16 2QP**  
£325,000 (Leasehold)

**Glyn-Jones**



**Offered for sale with the benefit of NO ONWARD CHAIN is this purpose built, ground floor flat, pleasantly located just off the seafront, with the added bonus of a sea view from its SOUTH FACING PATIO.**

Briefly described, the internal accommodation comprises; two bedrooms, the master of which is dual aspect and boasts a view of the sea; lounge, with access to the aforementioned patio; fitted kitchen; and a shower room incorporating a recently upgraded shower unit and cubicle.

Additional features include; gas central heating; double glazing; security entry phone system; a non-allocated resident's parking; and a garage within the small compound immediately to the rear of the block.

**Tenure:** Leasehold (we understand that the property is held on the remainder of 999-year lease from 29/9/1985)

**Maintenance Fee:** approx. £2000.00pa

**Ground Rent:** approx. £200.00pa

**Council Tax Band:** D

**Energy Efficiency Rating:** C

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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**61 The Gilberts, Harsfold Road, Rustington, BN16 2QP**  
£325,000 (Leasehold)



'The Gilberts' is delightfully situated adjacent to Rustington's picturesque seafront, equidistant to both Rustington's village centre, with its comprehensive shopping parade, and Littlehampton town centre, which offers a vast array of sea and riverside attractions, as well as a mainline railway station providing a regular service to London Victoria via Gatwick (all within an approximate 1.5-mile radius).

Notably, the idyllic Mewsbrook Park, as well as Littlehampton Wave leisure centre, can both be found within 0.2 of a mile. Also, a useful local bus service operates along both Sea Road and neighbouring Harsfold Road.



*...the added bonus of a sea view from its SOUTH FACING PATIO.*

