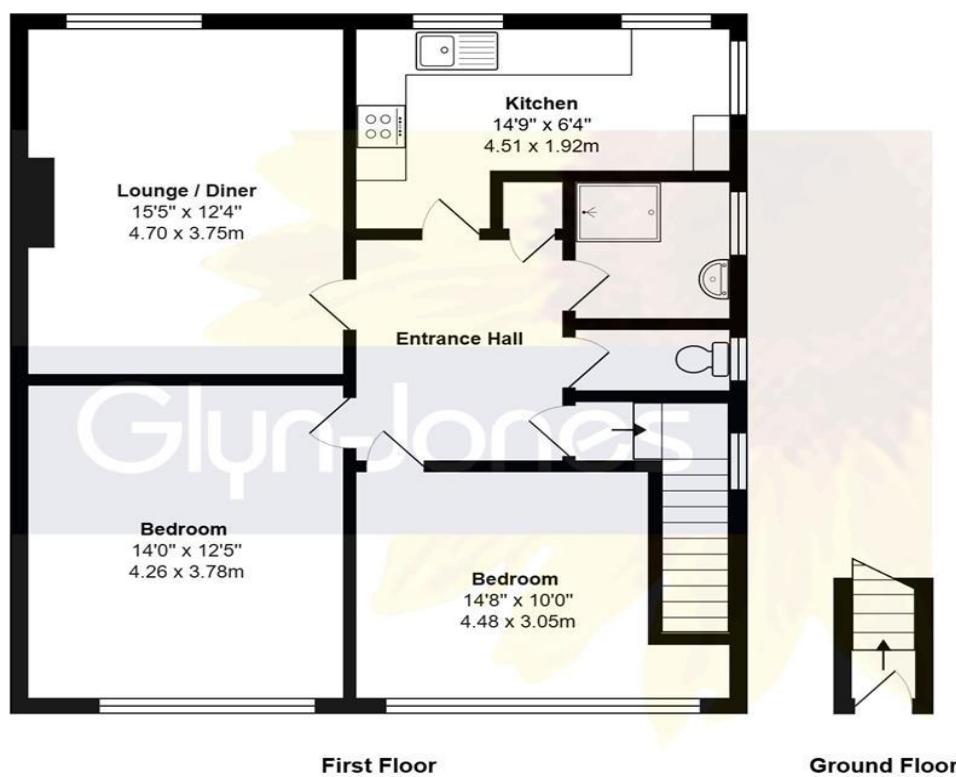


# 2 Elm Place, Rustington, West Sussex, BN16 3BL

£220,000 (Leasehold)



Total Area: 838 ft<sup>2</sup> ... 77.9 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 1st Image 2025

Tenure: Leasehold. We are advised that there are approximately 935 years remaining on the lease (999 years from 29/09/1961) You are advised to have this confirmed by your legal representative at your earliest opportunity.

Service Charge: approx. £1190.00 half yearly

Ground Rent: £10 per annum

Council Tax Band: B Energy Efficiency Rating: C

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

COMPANY REVIEWS NOW RECEIVED



Situated in the heart of Rustington, this spacious and well-presented purpose built first floor apartment is offered for sale with the benefit of no onward chain.

Boasting its own private entrance, the property welcomes you into a generous hallway. There are two double bedrooms; a west facing lounge/dining room; The kitchen benefits from a double aspect and is fitted with a range of modern shaker style units with ample storage and worktop space. In addition, there is also a shower room and separate w.c

Additional benefits include gas central heating, double glazing, the remainder of a 999 year lease and the advantage of a garage located in a nearby compound, ideal for secure parking or additional storage.



Rustington Office  
01903 770095  
rustington@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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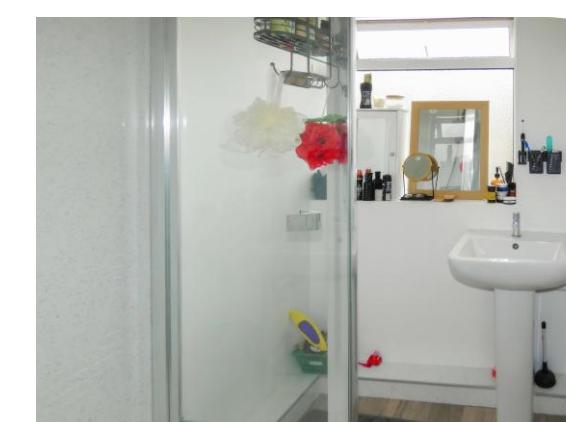
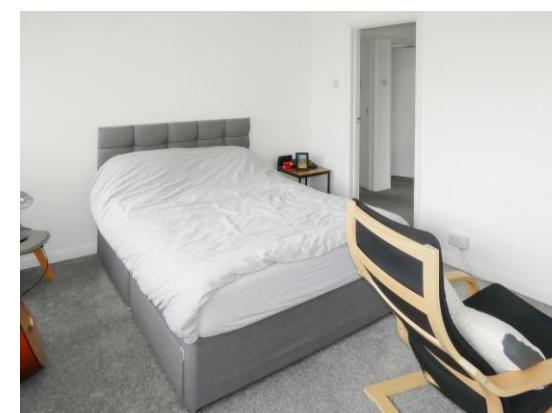
# 2 Elm Place, Rustington, BN16 3BL

£220,000 (Leasehold)

Located just a short stroll from the vibrant village centre, residents can enjoy an array of amenities including independent shops, cafés and restaurants. The scenic Rustington seafront and greensward is also situated close by, while excellent transport links provide easy access to the surrounding towns of Worthing and Chichester.



This is an ideal home for downsizers, professionals, or those simply seeking a stylish, low-maintenance village lifestyle. Early viewing is strongly recommended to fully appreciate everything this outstanding apartment and location have to offer.



*Spacious purpose built apartment, benefitting from its own private entrance.*

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



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