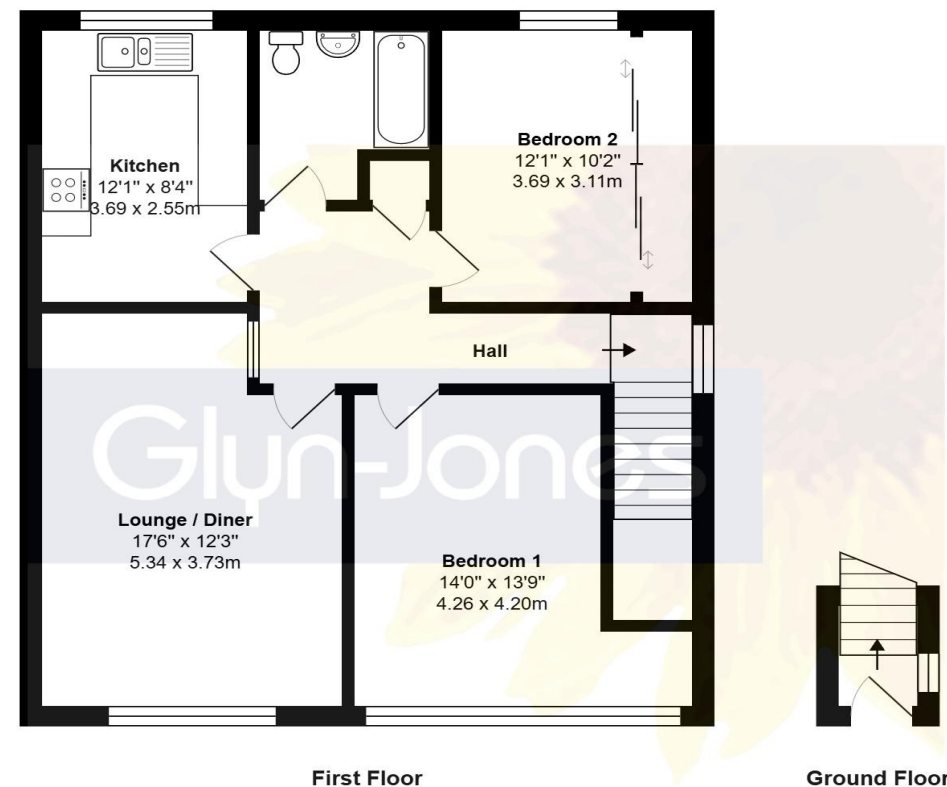




Total Area: 815 ft² ... 75.7 m²

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 1st Image 2026

Tenure: Leasehold We are advised that there are approximately 939 years remaining on the lease (999 years from 25/09/1966) **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: Approximately £1800.00 per annum 2026 to include Ground Rent

Council Tax Band: B **Energy Efficiency Rating:** C

Ground Rent for Garage £11.00 per annum



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.



Rustington Office
01903 770095
rustington@glyn-jones.com

**57 Old Manor Road, Rustington,
West Sussex, BN16 3QS**
£250,000 Leasehold

Glyn-Jones



Occupying a poplar tree lined road in the heart of Rustington, this beautifully presented purpose-built apartment offers both style and comfort within easy reach of the vibrant village centre. The property boasts a private entrance leading up to the first floor, where a welcoming hallway sets the tone for the spacious accommodation beyond.

The apartment features two generously sized double bedrooms, with the second bedroom benefiting from built-in wardrobes – perfect for additional storage. A key highlight is the spacious west-facing lounge/dining room with stripped wood flooring. The modern kitchen is thoughtfully designed with a range of high gloss units, whilst the bathroom, fitted with a contemporary white suite, further enhances the fresh, modern feel of the home.

Externally, residents enjoy access to well-maintained communal gardens that surround the development. Additionally, this property benefits from a garage situated in a compound at the rear of the building, offering valuable parking or storage.



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www.glyn-jones.com

57 Old Manor Road, Rustington, West Sussex, BN16 3QS
£250,000



Conveniently situated on this popular tree lined road, with many of the village's principal amenities found in an approximate 0.5-mile radius, including; Westcourt Medical Centre, St Peter & St Paul's church, Rustington Library, and several bus stops where the renowned 700 bus service can be picked up. Furthermore, the picturesque seafront can be found within an approximate distance of 1 mile, whilst two mainline railway stations - Angmering & Littlehampton - are both located in an equivalent distance of approximately 2.5 miles.

Rustington is delightfully located on the West Sussex coast, almost midway between the cities of Chichester and Brighton, and just south of the A259, the latter of which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



Spacious and well presented accommodation throughout



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of



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