

Total Area: 873 ft² ... 81.1 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 Jtm 2022

Tenure: Leasehold – We are advised that there are approximately 107 years remaining on the lease (125 years from 2008). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Service Charge: £3066.00

Ground Rent: £389.22 per annum

Council Tax Band: E

EPC Rating: C

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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

**18 Heritage Place, Broadmark Lane,
Rustington West Sussex, BN16 2GY
£415,000 (Leasehold)**

Glyn-Jones



It is our great pleasure to present this outstanding ground floor apartment to the market boasting the striking features of a SOUTH/WEST FACING PATIO and TWO ALLOCATED CAR PARKING SPACES.

Forming part of the highly regarded Heritage Place development, this stylish home really is a "must-see" for any buyer-type, with its spacious accommodation and impressive interior immediately evident as you walk through the front door.

The configuration of the property is briefly described as; two double bedrooms, both offering a good level of built in storage, the master of which is further complimented by a stylish en suite shower room; an exceptional dual aspect living room/kitchen featuring a large semi-bay window with 'French' style doors to the aforementioned patio, as well as a centrepiece fireplace and a contemporary range of fitted units, built-in appliances and an 'island' style unit within the kitchen area. There is also a good size entrance hall and a self-contained bathroom/WC.

Additional features include; gas under floor heating; double glazing; a waste disposal unit; security entry phone system; extremely well-maintained internal and external communal areas; and a gated resident's parking area, wherein the two allocated parking spaces and a communal bike store are found.



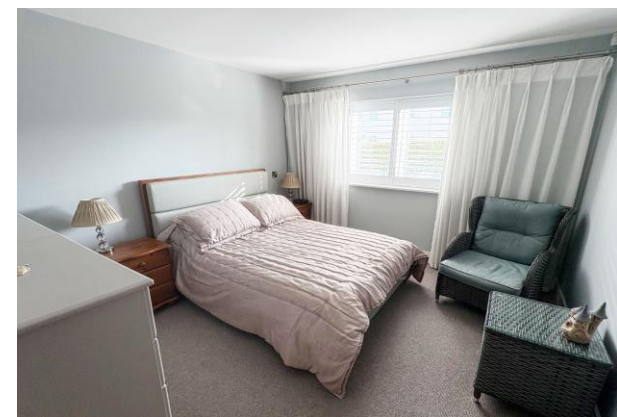
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18 Heritage Place, Broadmark Lane, Rustington, BN16 2GY

£415,000



 *Benefitting from a private south/west facing patio*



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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