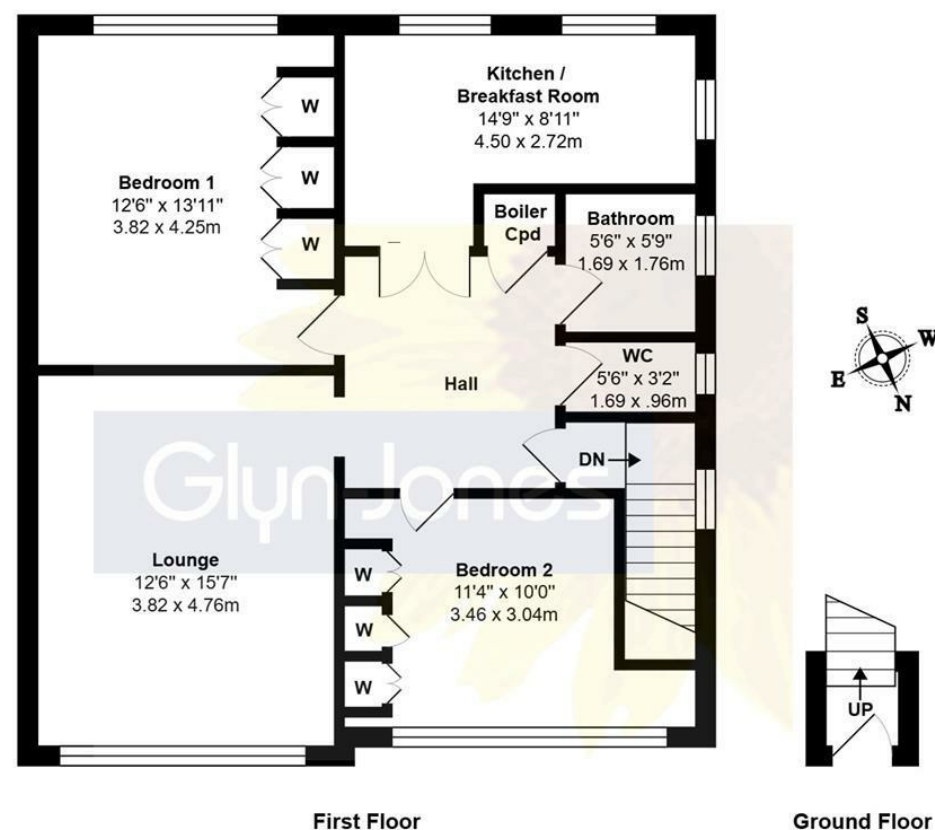


# 27 Elm Place, Rustington BN16 3BL

£230,000 - Leasehold



Total Area: 824 ft² ... 76.6 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 2025



- Purpose-built First Floor Flat
- Spacious Lounge
- Bathroom & Separate WC
- Gas Central Heating & Double Glazing
- Garage in Compound
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Private Entrance
- Remainder off 999-year Lease
- EER: C

Offered for sale boasting bright and spacious accommodation is this purpose-built first floor flat, conveniently situated for the village centre and many useful local amenities.

Briefly described, the accommodation comprises; two double bedrooms, both with built-in wardrobes; a generous lounge; dual aspect kitchen/breakfast room; bathroom; and a separate WC.

Additional features include a private entrance; sizeable hallway; gas central heating; double glazing; access to well-maintained communal gardens; and a garage located within an adjacent compound.

The attractive cul-de-sac setting is a significant quality and offers a handy twitten that enables pedestrian access through to Ash Lane and the beginning of Rustington's comprehensive shopping parade. Notably, The Coppice GP surgery is close to hand, and the renowned 701 bus service can be picked up adjacent to the road's entrance. Furthermore, Angmering mainline railway station, with its regular service to London Victoria via Gatwick, can be found within approximately 1-mile.

Rustington is beautifully situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the towns of Bognor and Worthing.

TENURE - Leasehold

Council Tax Band: B

Energy Performance Rating: C

AGENTS 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.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company  
Rustington Office Sales  
01903 770095  
rustington@glyn-jones.com

WITH OVER...



COMPANY REVIEWS

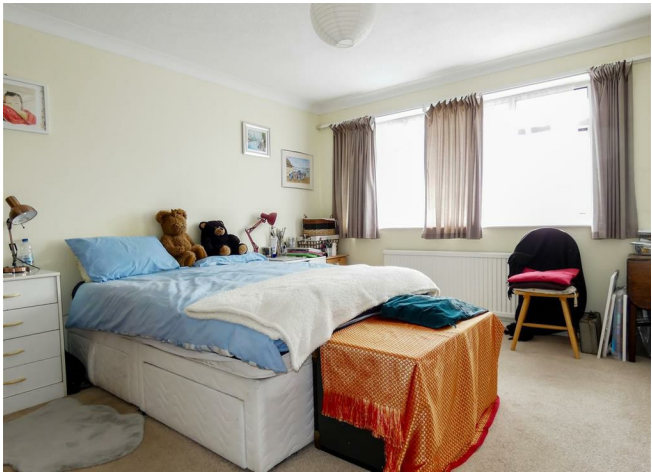
At an Average rating of

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Glyn-Jones & Company  
Rustington  
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WITH  
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