



Total Area: 824 ft<sup>2</sup> ... 76.6 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 2025

**Tenure:** Leasehold – We are advised there are approximately 941-years remaining on the lease (999-years from 25/03/1967).

**Maintenance Fee:** Approx. £2400.00 per annum

**Ground Rent:** £5.00 per annum.

**Energy Efficient Rating:** C | **Council Tax Band:** B

*You are advised to have the above information verified by your legal representative at your earliest opportunity.*

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 assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
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## 27 Elm Place, Rustington

West Sussex, BN16 3BL  
£230,000 (Leasehold)

Glyn-Jones



**Offered for sale boasting bright and spacious accommodation is this purpose-built first floor flat, conveniently situated for the village centre and many of its surrounding 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; one of the approach roads to 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.



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£230,000 (Leasehold)



☞ ...two double bedrooms, both with built-in wardrobes...



Furthermore, Angmering mainline railway station, with its regular service to London Victoria via Gatwick, can be found in 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.

