



First Floor

Total Approx. Floor Area 660 ft² ... 61.3 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Property Information

Tenure – Leasehold - 125 year lease from 20th September 1993 (therefore there are 958 years remaining).

Service Charge: £756.05 per annum (amount for the period 1st April 2024 – 31st March 2025).

Ground Rent: £10.00 per annum.

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: TBC

Council Tax Band: B



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.



Rustington Office
01903 770095
rustington@glyn-jones.com

4 Arun Close, Rustington, West Sussex, BN16 3HD £190,000 – Leasehold

Glyn-Jones



Introducing this fantastic first floor purpose-built apartment in the heart of Rustington village. Perfect for first-time buyers or investors looking for a property with scope for improvement.

This spacious apartment boasts two double bedrooms, a dual aspect lounge/diner, a kitchen, and a bathroom/w.c. Featuring neutral decor throughout, electric heating, and double glazing, this property is ready to be transformed into your dream home.

With the added bonus of a garage measuring 16'1 x 8'2 and off-road parking in front, you'll have plenty of space for your vehicle. Additional storage space is available with both a storage cupboard on the first floor communal landing as well as an external cupboard. Outside, you can enjoy the communal lawn gardens to the rear of the block.

Don't miss the opportunity to view this property with no forward chain. Contact us today to arrange a viewing and discover the potential this apartment has to offer.



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*“perfect for first-time buyers or investors
looking for a property with scope for improvement”*

Conveniently located just half a mile from the centre of Rustington, you'll have easy access to a comprehensive range of facilities, including shops, restaurants, and amenities.

Plus, Angmering railway station is just a mile away, offering a direct route to London for any commuters.

