

# 30 Elm Place, Rustington BN16 3BL

Glyn-Jones

£260,000 - Leasehold



Ground Floor

Total Area: 775 ft<sup>2</sup> ... 72.0 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 1st Image 2026



- Purpose Built Ground Floor Apartment Offered
- Two Double Bedrooms
- Spacious Dining Hall
- Modern Kitchen & Shower Room
- Gas Heating & Double Glazing
- Private South Facing Patio
- Lounge
- Own Entrance
- Separate W.C
- Garage

Pleasantly situated within this sought-after development close to the heart of Rustington Village, this impressive purpose-built ground floor apartment presents an exceptional opportunity for those seeking spacious accommodation paired with convenience. Thoughtfully designed and boasting its own private entrance, this appealing home serves as the perfect alternative to bungalow living. Stepping inside, the inviting dining hall leads to a generous lounge—ideal for relaxing or entertaining guests. The modern kitchen features an attractive range of shaker-style units, providing ample storage and workspace, while the two double bedrooms offer comfortable retreats, with the principal bedroom benefiting from fitted wardrobes. A contemporary shower room and separate W.C. add to the comfort and practicality. The real highlight of this apartment is the private south-facing patio, offering direct access to beautifully maintained communal gardens—perfect for enjoying the sunshine or a spot of tranquil outdoor dining. For those who require parking, the property comes with a garage located in a nearby compound, as well as non allocated parking options. Further features include gas central heating and double glazing.

Ideally positioned for village life, residents will find an excellent range of shops, cafés, and amenities including doctors and dentist surgeries all found within close proximity. The seafront is also within easy reach, providing scenic walks. Excellent transport links provide access to neighbouring towns and beyond, making this an attractive prospect for both downsizers and professionals alike. Offered with no onward chain, this rarely available ground floor apartment is ready for you to make it your own. Arrange your viewing today and discover all that this charming Rustington Village address has to offer.

TENURE - Leasehold

Council Tax Band:

Energy Performance Rating:

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** ★★★★★



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