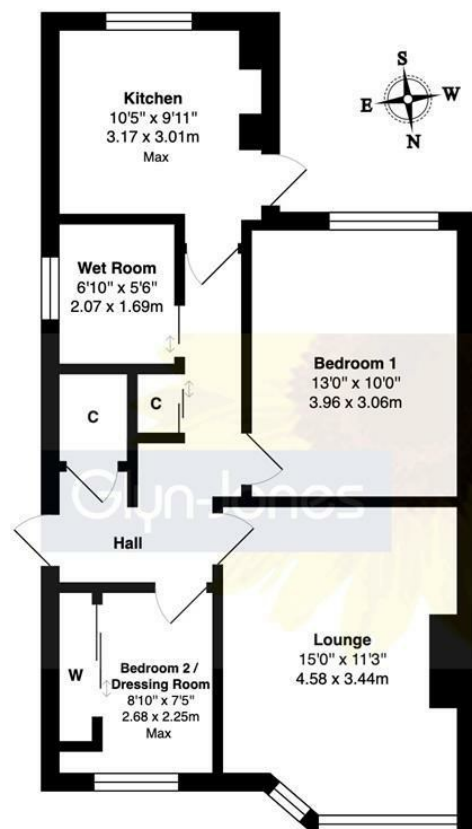


# 48 The Grangeway, Rustington BN16 2QS

£280,000 - Leasehold



Total Area: 625 ft² ... 58.0 m²

Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approx 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 2025

TENURE - Leasehold

Council Tax Band: B

Energy Performance Rating: D

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

- Purpose-built Ground Floor Flat
- Two Bedrooms
- Contemporary Wet Room
- Lease Extension on Completion
- Close to Village Centre
- Feature South Facing Rear Garden
- Lounge with Bay Window
- Private Entrance
- Off-road Parking
- EER: D

Featuring an outstanding SOUTH FACING REAR GARDEN is this attractive ground floor flat, delightfully located within a small cul-de-sac in very close proximity to the village centre.

In brief, the well-appointed accommodation comprises; two bedrooms, the smaller of which is currently arranged as a dressing room; lounge, with striking semi-bay window; kitchen, with modern 'Shaker' style units; and a contemporary wet room.

The aforementioned rear garden is laid to a combination of lawn and shingle, and boasts an extensive array of plants, bushes, and trees. There is also a concrete patio area, generous storage shed, and a summerhouse.

Further attributes include; off-road parking to the front; uPVC double glazed windows (replaced in 2020); gas central heating (boiler upgraded 2020); electric underfloor heating in the kitchen; a private entrance; and the notable benefit of an extension to the current lease\*, which will be finalised in conjunction with completion to a sale.

The enviable position of the property not only enables easy access to Rustington's busy shopping parade, but also to many important local amenities including; Westcourt Medical Centre; Rustington Library; and St Peter & St Paul Church. The picturesque seafront/greensward can be found within an approximate 0.5-mile distance.

Public transport links are conveniently close by, with two local bus routes operating along neighbouring Sea Lane, whilst the 701 service can be picked up along nearby The Street. Two mainline railway stations - Angmering & Littlehampton - can both be found within an approximate 2-mile radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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



**Glyn-Jones & Company**  
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48 The Grangeway, Rustington, West Sussex, BN16 2QS

