



Total Area: 898 ft² ... 83.5 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 1st Image 2025

**Tenure: LEASEHOLD** – We are advised that there are approximately 87-years remaining on the lease (originally 125-years from 24/06/1988).

**Maintenance Fee:** £765.00 per quarter

**Ground Rent:** £308.00 per annum

**Energy Efficient Rating:** D

**Council Tax Band:** D

**You are advised to have this confirmed 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 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  
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## Greenleas, 15 The Leas, Rustington, West Sussex, BN16 3SE £270,000 (Leasehold)

Glyn-Jones



**A rare opportunity has arisen with the marketing for sale of this attractive 'age restricted'\* house, situated within the sought-after Greenleas development.**

Constructed by reputable local builders, Hargreaves, this deceptively spacious property is configured with an entrance hall; generous lounge/dining room; kitchen (with dishwasher); and a ground floor cloakroom. A flight of stairs from the hallway then leads you to two double bedrooms, the larger of which benefits from a dressing room (formerly an en suite shower room) with sink; and a bathroom/WC.

Additional attributes include a private south facing 'courtyard' style garden accessed from the lounge/dining room; gas central heating; double glazing; an emergency pull cord system; private garage overseen by CCTV; and an array of communal facilities, namely, a resident's lounge and conservatory, with library and wi-fi; beautifully maintained gardens; resident/visitor car parking bays; and the added security and peace of mind of a house manager.

Notably, the property is sold with NO ONWARD CHAIN.



At an Average rating of

**4.9/5** ★★★★★



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**£270,000**



*... an array of communal facilities, namely, a resident's lounge and conservatory, with library and wi-fi; beautifully maintained gardens ...*



The convenient location of the Greenleas development means that many useful local amenities are within close proximity, such as; Angmering mainline railway station, with its regular service to London Victoria, via Gatwick; Willow Green doctor's surgery; Sainsburys superstore; and Station Parade shops. Buses to Rustington and the coastal 700 bus route can also be picked up nearby.

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 neighbouring towns of Bognor Regis and Worthing. Rustington village centre and its picturesque seafront can be found within an approximate 1.5-mile radius, 10-15-minutes away by car.

