



Total Area: 764 ft² ... 71.0 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 2026

Tenure: Leasehold – We are advised that there are approximately 110 years remaining on the lease (125years from 1/11/2011). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Service Charge: £6758.40 per annum 25/2026

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

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 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

**60 Abbotswood, Station Road,
Rustington West Sussex, BN16 3BJ**
£183,750 (75% Shared Ownership)

Glyn-Jones



Offered for sale with the benefit of no on-going chain is this spacious and well-presented apartment, pleasantly situated in the heart of Rustington village.

This delightful two-bedroom property is offered for sale on a 75% shared ownership basis, exclusively for those aged 60 and above. Situated on the second floor and easily accessed by both lift and stairs, the property boasts spacious and well-planned accommodation, presented in good condition throughout. A generous entrance hallway greets you on arrival, offering ample built-in storage. The south-facing lounge features a Juliet balcony with pleasant views of the surrounding area. The modern kitchen is fitted with attractive cream shaker style units.

There are two double bedrooms, with the principle bedroom offering an extensive range of built-in wardrobes and furniture for optimum storage. The contemporary wet room features convenient Jack and Jill access from both the hallway and the main bedroom, creating a flexible and functional space.

With comfort and security at the forefront, this home is fitted with electric underfloor heating, double glazing, a security entryphone system, and a distress pull cord for added peace of mind. Residents further benefit from the services of an on-site house manager, while the development itself boasts a wealth of communal facilities, including stylish recreation lounges, a handy mobility scooter store, library, non allocated residents' parking, and well-kept communal gardens. Additional to the fixed maintenance charge there is also an on-site restaurant, guest suite and access to a 24 hour care team.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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£183,750 (75% Shared Ownership)



Ideally located within a popular and sought-after retirement development, residents benefit from immediate access to the village's extensive array of shops, cafés, and essential amenities. For those who enjoy the outdoors, the picturesque Rustington seafront and lovely local parks are also within easy reach, providing perfect settings for leisurely walks and social activities.

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. Angmering Railway station can be found within 1 mile whilst bus services to neighbouring towns are easily accessible.



 *Boasting a delightful southerly aspect this impressive apartment is offered for sale with the benefit of no ongoing chain.*



COMPANY REVIEWS

At an Average rating of



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