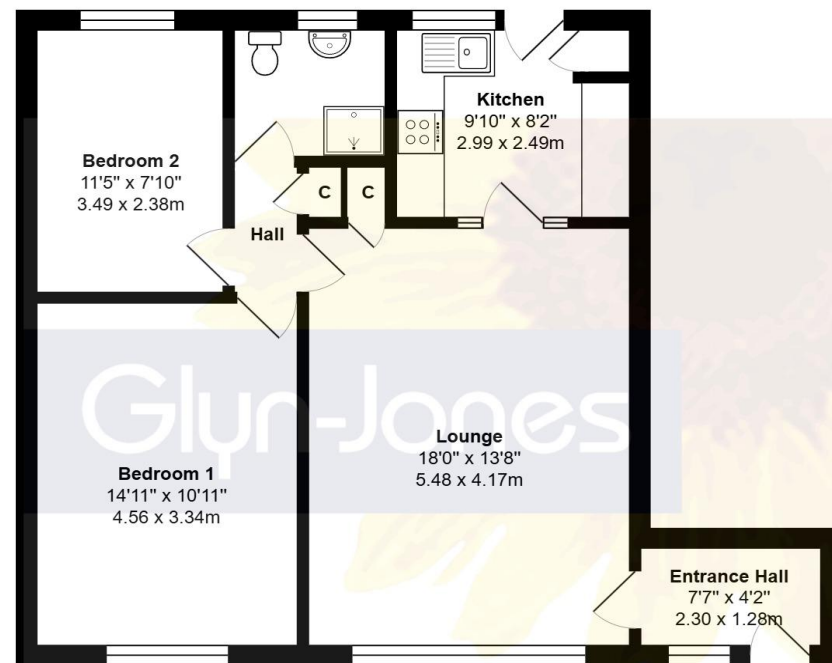




Ground Floor

Total Area: 706 ft² ... 65.6 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 934 years remaining on the lease (999 years from 15/02/1962). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: No Fixed Charges | **Ground Rent:** £13.00 Per annum

Buildings Insurance: £450.00 2026

Energy Efficient Rating: C | **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 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

**103 Ash Lane, Rustington, West
Sussex, BN16 3BS
£260,000 (Leasehold)**

Glyn-Jones



Conveniently positioned in the heart of Rustington Village, this spacious, purpose-built ground floor apartment combines privacy, and convenience – making it an ideal choice for those seeking single-storey living or a superb alternative to a bungalow. Benefitting from its own private entrance, this well-presented home boasts both a generous front garden, screened by mature hedging and shrubs, and an enclosed private rear garden.

The accommodation features; a private entrance hall leading to a bright and airy lounge/dining room. The separate kitchen provides plenty of storage and workspace and enjoys direct access to the private rear garden. In addition, there are two double bedrooms and a refitted shower room/w.c.

Further benefits include double glazing; gas central heating and the remainder of a 999-year lease. The property is also being sold with the benefit of no onward chain.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

103 Ash Lane, Rustington, West Sussex, BN16 3BS
£260,000



The appealing situation of the property is particularly significant, being within just a couple of hundred yards of Rustington’s village centre. Most amenities are close to hand, including library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. Angmering mainline railway station (approx. 1½ miles) provides a regular service to Gatwick Airport and London Victoria (90 minutes). The seafront can be found within less than ¼ of a mile.

This spacious ground floor apartment perfectly blends generous private outdoor space with all the advantages of central village living. Internal viewing is highly recommended – arrange your appointment today to fully appreciate all this fantastic property has to offer.



Spacious ground floor apartment, benefitting from private front and rear gardens

