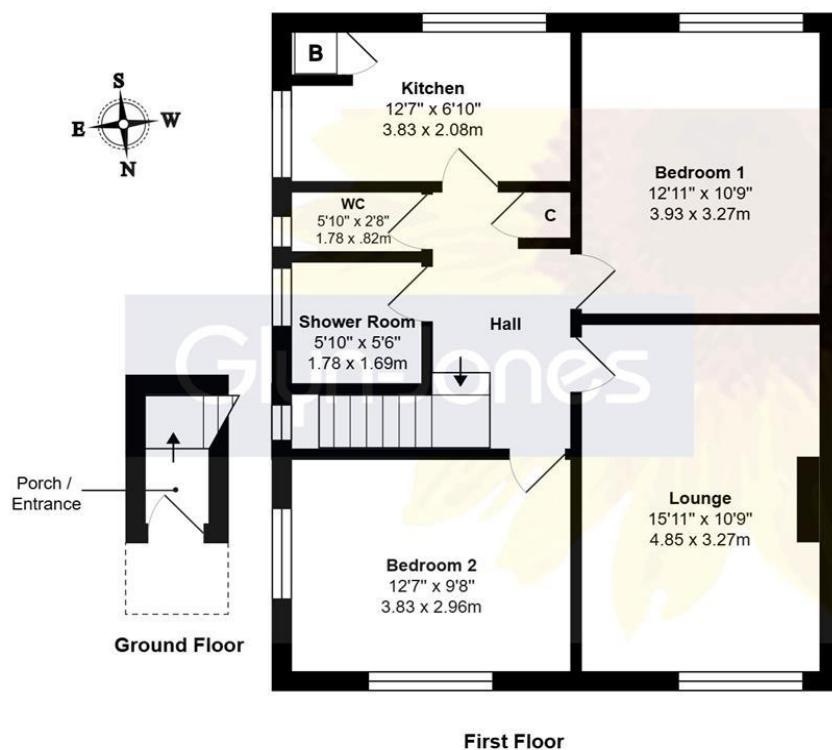




## 2 Sutherland Close, Rustington, West Sussex, BN16 2PX £215,000 (Leasehold)



Total Approx. Floor Area 716 ft<sup>2</sup> ... 66.5 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jtm 2025

**Tenure:** Leasehold – we understand there are approximately 75 years remaining on the lease (99 years from 11/5/2001); however, the seller has agreed to include a 90-year extension to the lease in the sale

**Maintenance Fee:** There is no fixed annual charge. Block maintenance is carried out on an ad hoc basis.

**Ground Rent:** £100.00 per annum

**Energy Efficiency Rating:** C | **Council Tax Band:** B

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of

4.9/5

COMPANY REVIEWS NOW RECEIVED



Rustington Office  
01903 770095  
rustington@glyn-jones.com

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.



Offered for sale with NO ONWARD CHAIN is this purpose-built first floor flat boasting a PRIVATE SOUTH FACING GARDEN.

The bright and spacious accommodation comprises: two double bedrooms; lounge; kitchen; contemporary shower room, and a separate WC.

The new owner will also benefit from a private entrance; gas central heating; double glazing, loft space, and the notable inclusion in the sale of a '90-year' extension to the current lease.

Forming part of a small cul-de-sac situated approximately equidistant to both the seafront and village centre, the convenient location also enables easy access to many important local amenities including: Westcourt Medical Centre; Mewsbrook Park, the Library, and Littlehampton Wave leisure centre (all within a 1-mile radius).

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5



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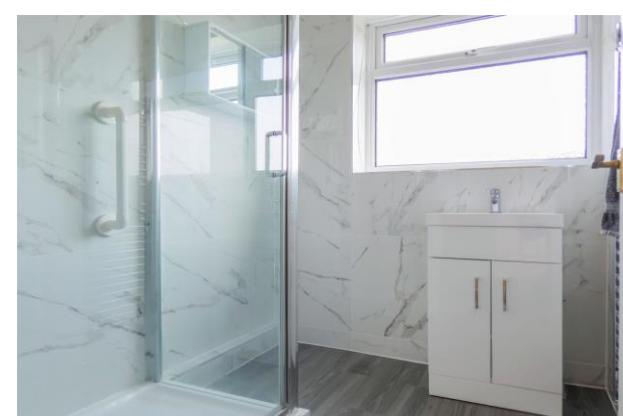
## 2 Sutherland Close, Rustington, West Sussex, BN16 2PX

£215,000



Public transport links are also within close proximity, including a useful local bus service operating along nearby Sea Lane, as well as two mainline railway stations (Angmering and Littlehampton) found within an equivalent distance of 1.5 miles, both of which provide a regular service to London Victoria.

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.



*...and the notable inclusion in the sale of a '90-year' extension to the current lease...*



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5



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