



Ground Floor

Total Area: 919 ft² ... 85.4 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 Jtm 2023

Council Tax Band - D
Energy Efficiency Rating – D

Agents Note:

- 1): Residents are required to be of 'State Pension Age'.
- 2): Pets are not permitted at this development.

WITH OVER...



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



Rustington Office
01903 770095
www.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 carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

6 The Leas, Rustington

West Sussex BN16 3SE
£257,000 - Leasehold

Glyn-Jones



****NO ONWARD CHAIN**** A rarely presented opportunity has arisen with the marketing for sale of this ground floor retirement flat boasting its very own private garden and garage.

Forming part of the highly regarded 'Greenleas' development, this spacious property, with its uncommon features, offers prospective purchasers an affordable alternative to a bungalow.

Briefly described, the internal accommodation comprises; two bedrooms, the master of which benefits from a range of built-in storage; a dual aspect and full length lounge/dining room; fitted kitchen; conservatory; shower room/WC; and an additional separate WC.

Additional attributes include double glazing; electric heating; some recent redecoration; and access to an extensive range of communal facilities including a resident's lounge and conservatory, beautifully maintained surrounding gardens, and non-allocated parking bays. Furthermore, for added security and peace of mind, a house manager is on site at the development

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Outside –
A particular feature is the delightful and well-enclosed garden. Low-maintenance by design, well-enclosed, and provides direct access into the garage.

Brick Built Garage- Situated immediately adjacent to the property with personal door to the private garden.

Tenure - The property is held on the remainder of a 125 years from 24/6/1988 (approx.; 90 years to run)
Maintenance approx. 700 per quarterly
Ground Rent: 400 per annum

Location – The convenient location of Greenleas enables very easy access to Angmering mainline railway station, the A259, and a large superstore; as well as some useful local shops at nearby Station Parade. Notably, Rustington's comprehensive village centre and the picturesque seafront can both be found within an approximate 1.5 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.

