



**Council Tax Band - E**  
**Energy Efficiency Rating - B**  
**Tenure – 125 Year Lease – 117 Years to run.**  
**Ground Rent - £250 per annum**  
**Service Charge - £3242 per annum**

Total Area: 1682 ft² ... 156.2 m² (Includes Roof Terrace, Excludes Eaves)

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 Jim 2023

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## Penthouse, Apartment 6, 69 Broadmark Lane, Rustington, West Sussex BN16 2HL

£625,000 (Leasehold)

Glyn-Jones



**An exciting opportunity has arisen with the marketing for sale of this stunning penthouse apartment, which is complemented by a stunning rooftop garden offering the most spectacular panorama of Rustington and East Preston, together with views of the sea and South Downs.**

Constructed in 2016, this unique home is further complimented by an outstanding open-plan lounge/dining/kitchen room, the centrepiece of which is an imposing westerly facing window that provides a further magnificent view across Rustington and beyond.

Internally, the bright and expansive accommodation is presented in excellent decorative order throughout, and configured with; three bedrooms, two of which benefit from en suite shower rooms; the aforementioned lounge/dining/kitchen, which incorporates a stylish range of built-in units, integrated appliances and an island unit, together with electrically operated Velux windows with blinds, and substantial eaves storage. There is also a separate bathroom/WC and a spacious galleried landing, the latter of which gives access to a spiral staircase leading to that rooftop garden.

Notable additional attributes include a gas boiler providing underfloor heating, with individual room thermostatic controls; triple glazed windows; security camera/entry phone system; and the useful asset of a coded lift service (see 'Agent's Note 2' over leaf), which enables direct private access to/from the galleried landing, via the communal hallway below.

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## Location –

The attractive location of the property cannot be overstated, being within only approximately 300 metres of Rustington's picturesque seafront/greensward, and 500 metres from its comprehensive village centre offering a vast array of shops, cafes, and restaurants.

Numerous other important local amenities including library, doctors/dentists/veterinary surgeries, plus access to several bus routes - including the renowned 700 service - can all be found within an approximate 0.5-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 enables a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found within approximately 1.4 miles and affords a regular service to London Victoria via Gatwick.



## Outside –

There is an allocated car parking space within the electric gated parking area to the front. Residents also benefit from access to a communal drying area and bike shed, both located to the rear of the building.

**AGENT'S NOTE (1):** We are advised that pets are permitted to reside at the development with authority from the freeholder.

**AGENT'S NOTE (2):** Please be aware that the lift service does not extend to the rooftop garden. This can only be approached via the spiral staircase.