



Total Approx. Floor Area 660 ft<sup>2</sup> ... 61.3 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 JHM 2025

**Tenure** – Leasehold – there is a 125-year lease that runs until 26<sup>th</sup> September 2113 (therefore there are 88 years remaining).

**Maintenance Charges**: £286.54 per annum

**Ground Rent**: £10.00 per annum

**Council Tax Band**: A

**Energy Efficiency Rating**: C

You are advised to have this confirmed by your legal representative at your earliest opportunity.

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.

**24 Allangate Drive, Rustington,  
West Sussex, BN16 3JE**  
**Guide Price: £170,000 – Leasehold**



**Spacious First Floor Garden Flat | Two Double Bedrooms | Private 60ft Garden | Full Modernisation Required | West Facing Living Room | Kitchen | Shower Room / W.C | Gas Central Heating | No Forward Chain**

Located in the picturesque village of Rustington, this purpose built first floor apartment offers a fantastic opportunity for those looking to put their stamp on a property.

Boasting two spacious double bedrooms, a west facing lounge / diner, a kitchen, and a shower room/w.c, this property is filled with potential. The private and enclosed 60ft rear garden provides the perfect space for outdoor relaxation and entertainment, although please note that it is currently overgrown and in need of some attention.

With three deep storage cupboards in the communal hallway, gas central heating, double glazing, and no forward chain, this property is just waiting for someone to come in and make it their own.

Don't miss the chance to view this property and envision the endless potential it holds. Contact us today to schedule a viewing.



Rustington Office  
 01903 770095  
 rustington@glyn-jones.com

WITH  
OVER...



COMPANY  
REVIEWS

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In terms of location, this property is ideally situated approximately 0.8 miles from Rustington's comprehensive village amenities, where you can find a range of shops, cafes, and restaurants. For those needing to commute, Angmering station is just 0.9 miles away and offers a direct route to London.



*“private and enclosed 60ft rear garden”*

WITH  
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