



Total Area: 716 ft² ... 66.5 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 2024

Council Tax Band: C
Energy Efficiency Rating: D
Tenure: Leasehold with a share of Freehold – Approx 937 years remaining
Service Charges: split between four apartments on an as and when basis
Ground Rent: N/A



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.



Rustington Office
01903 770095
rustington@glyn-jones.com

4 Abingdon Lodge, Ruston Avenue, Rustington West Sussex BN16 2AW £280,000 (Share of Freehold)

Glyn-Jones



Introducing a delightful purpose-built first floor apartment situated in this sought-after area of Rustington.

This spacious property boasts a private entrance, two double bedrooms with built in storage, a bright lounge/dining room offering a pleasant open outlook, modern kitchen and bathroom.

Located in a quiet area, this apartment offers peaceful surroundings and the convenience of a garage for parking. With no onward chain, this property is ideal for first-time buyers looking to step onto the property ladder, or retirees looking for a home in a tranquil setting.

In addition to the property's features, Rustington itself has much to offer. From its beautiful coastal walks along the nearby beach to its selection of charming cafes and local shops, residents can enjoy a relaxed seaside lifestyle.

The share of freehold and gas heating also add to the appeal of this lovely home.



At an Average rating of

4.9/5 ★★★★★



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 £280,000 (Share of Freehold)

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.



“ Spacious apartment offered for sale
 with no onward chain ”

