



3



1



2



B



Description

We are delighted to offer this very well presented Purpose Built Ground Floor Apartment situated on the Seafront in the sought after location of Rustington, which has good bus routes, local shopping facilities with cafe's & Restaurants and the beach and Sea! The property is situated in a gated development with security entry system. The property has a spacious entrance hall, cloakroom/w.c, double aspect living room with direct access to a private patio with sea views. There is a good size kitchen/breakfast room with fitted appliances. There are three bedrooms, with one currently being used as a Dining Room. The main bedroom has an En-suite Shower Room/w.c and there is also Bathroom/w.c. Outside there are communal grounds, visitors parking and a Garage. The property also has the remainder of a 999 year lease. Internal Viewing is essential to fully appreciate the position, size and quality of presentation to this property

Key Features

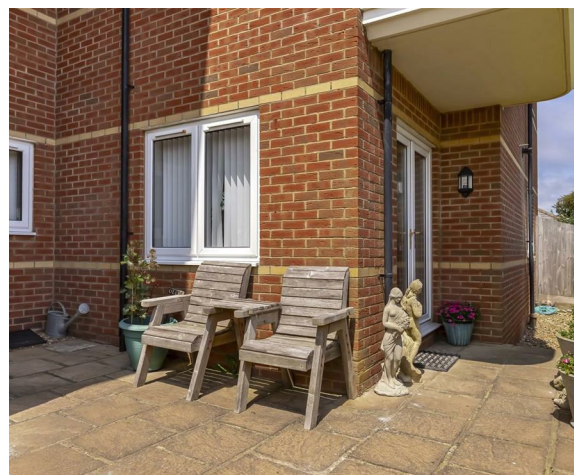
- Ground Floor Apartment
- Gated Development
- Private Patio
- Leasehold (Share of Freehold)
- Garage
- Seafront Location
- Three Bedrooms
- EPC Rating - B
- Council Tax Band - F
- Viewing Essential



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Communal Entrance

Entryphone security system by front door

Entrance Hall

telephone point, storage, radiator, boiler cupboard with wall mounted boiler and hot water tank installed in November 2023 with remainder of 10 year warranty with slatted shelving, smooth and coved ceiling with spotlights, further storage cupboard, with electric circuit breaker fuse box, double doors to the living room

Cloakroom/w.c

Lower level WC, wash hand basin, part tiled walls. radiator, smooth and coved ceiling with spotlights

Living Room

4.8 x 4.4 > 4.11 (15'8" x 14'5" > 13'5")

double aspect room, two radiators, smooth and coved ceiling with spotlights, fireplace with electric fire, Double glazed window, double doors leading onto patio with sea views

Kitchen/Breakfast room

3.99 x 3.54.2.94 (13'1" x 11'7".9'7")

Measurements to include built in units with one and a half bowl, single drainer sink unit with mixer taps, range of units and drawers under and over the work top surfaces, tiled floor and part tiled walls, plumbing and space for washing machine, double glazed window, built in oven, hob and extractor fan, fridge freezer, smooth and coved ceiling with spotlights, radiator

Bedroom One

3.55 x 3.13 (11'7" x 10'3")
measurements to include built in

wardrobes with sliding doors - hanging rails and shelves, Radiator, double glazed window with sea views, smooth and coved ceiling and door to

En-Suit Shower Room/w.c

Corner shower cubicle, Lower level WC, pedestal wash hand basin, part tiled walls, radiator, smooth ceiling with spot lights, heated towel rail

Bedroom Two

4.24 x 2.65 (13'10" x 8'8")

Measurements to include built in wardrobes with mirrored front sliding doors with hanging and shelving, double glazed window, radiator, smooth and coved ceiling

Bedroom Three/Dining Room

3.22 x 2.99 (10'6" x 9'9")

Double glazed window, radiator, smooth and coved ceiling

Bathroom/w.c

Bath with mixer taps with shower attachment, lower level WC, wash hand basin, part tiled walls, radiator, obscured double glazed window, heated towel rail, smooth and coved ceiling with spotlights

Private Patio

with sea views and seating area.

Garage

Situated in a compound in the gated development

Lease & Service Charge

Lease - 999 years from 3rd October 2019 - 993 years remaining (Share of Freehold)

Service Charge - £3,600 per annum

Service review - TBC

Ground Rent - ££25 per annum

Ground Rent Review - TBC



Floor Plan Harsfold Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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