



Old Manor Road, Rustington, Littlehampton, BN16 3QS  
Offers Over £275,000





We are pleased to offer a very well presented, ground floor, garden apartment to the market. The property offers two double bedrooms, modern fitted kitchen, lounge, modern bathroom and separate WC. The property benefits from a well landscaped private rear garden, garage and off road parking.





## Key Features

- Well Presented Ground Floor Garden Flat
- Two Double Bedrooms
- Modern Kitchen
- Lounge
- Modern Bathroom & Separate WC
- Private entrance
- Conservatory
- Well Landscaped Rear Garden
- Off Road Parking
- Garage



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Private front door leading into the entrance hall with access to all rooms. There are two double bedrooms with the primary bedroom located to the front of the property offering a bay fronted window. The re-fitted modern bathroom comprises of bath with shower above, glass screen and wash hand basin with storage below. The WC is separate and located just next door to the bathroom. The open plan kitchen/ living space has been cleverly divided and benefits from vaulted skylights bringing natural light into the space. The kitchen offers modern white, wall and base units, integrated fridge/ freezer, integrated dishwasher, oven, electric hob, space and plumbing for washing machine, sink, drainer and door leading out to the conservatory. The conservatory offers two sets of doors leading out to the rear garden..

### EXTERNAL

To the front of the property there is off road parking and driveway leading to the garage. The garage offers an up and over door. Timber gate leading into the rear garden. The rear garden has been well landscaped with timber raised sleepers housing an array of flowers, artificial lawn and decked sections of the garden providing different seating areas.

### LOCATION

Situated just a few minutes walk from Rustington Village Centre with its comprehensive range of shopping facilities, restaurants and pubs. The Seafront is approximately three quarters of a mile away. The nearest station is Angmering which is approximately one and a half miles away. Bus services run nearby.

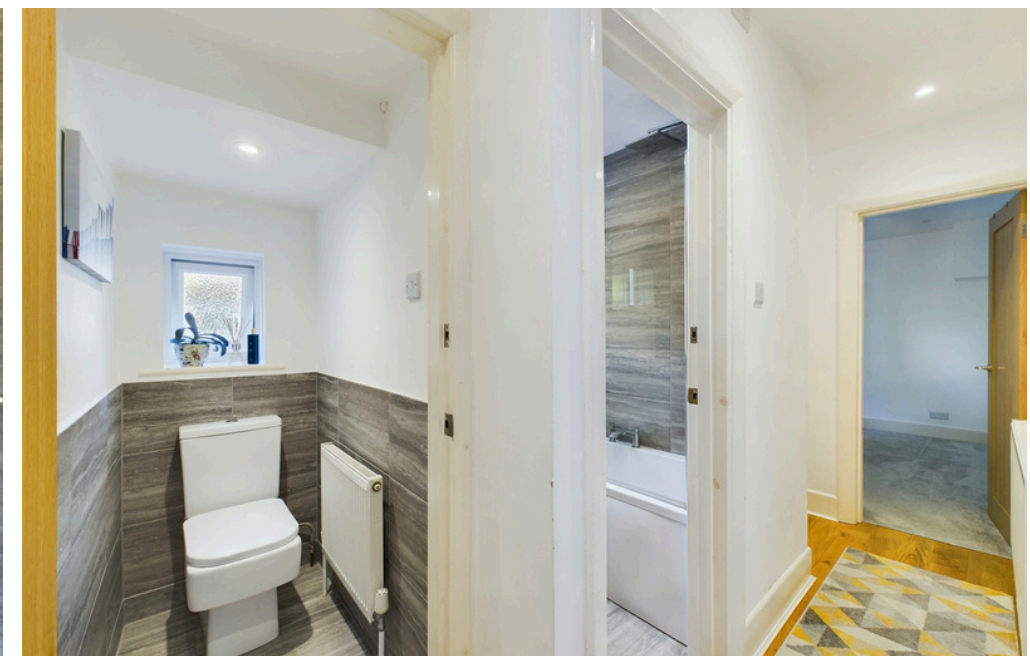
### TENURE

Leasehold

Lease 106 years remaining.

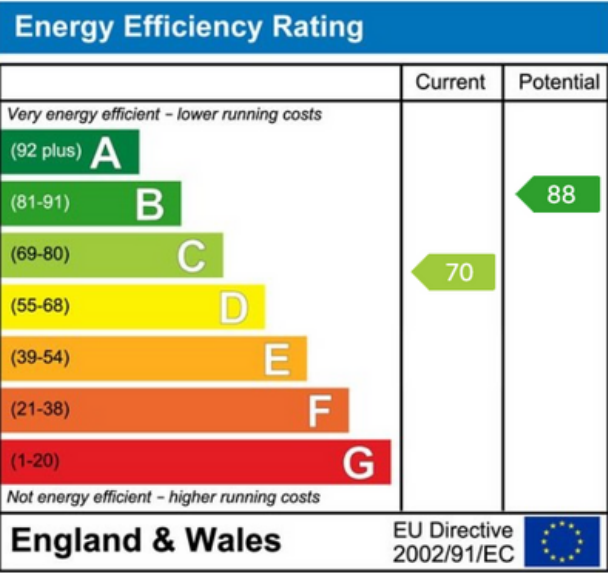
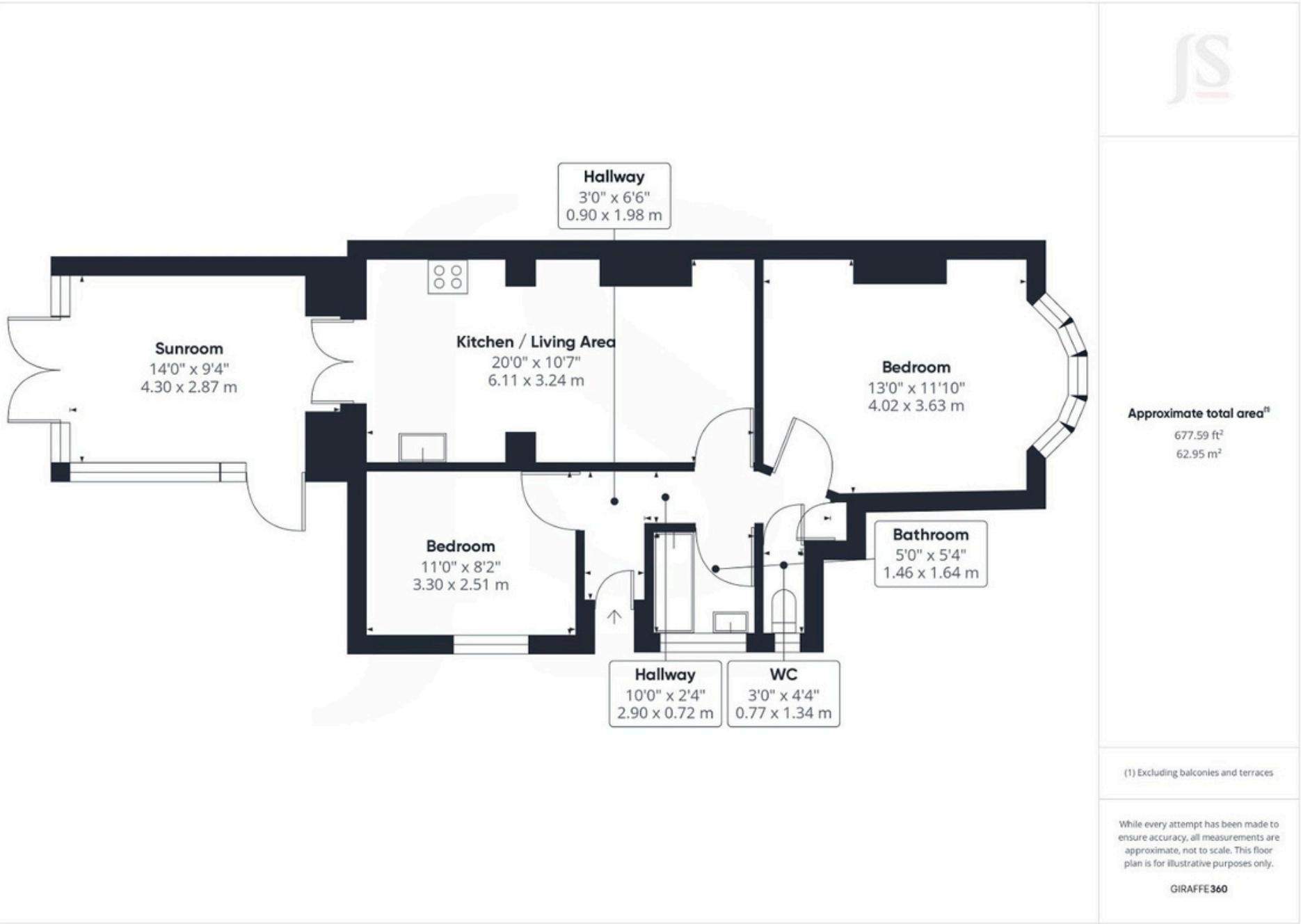
Service Charge: £2,557 per annum

Ground Rent: £150 per annum



To book a viewing contact us on: 01903 506080 | [westworthin@jacobs-steel.co.uk](mailto:westworthin@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: 55 sqm)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.