



Bramber Square, Rustington, BN16 3EJ

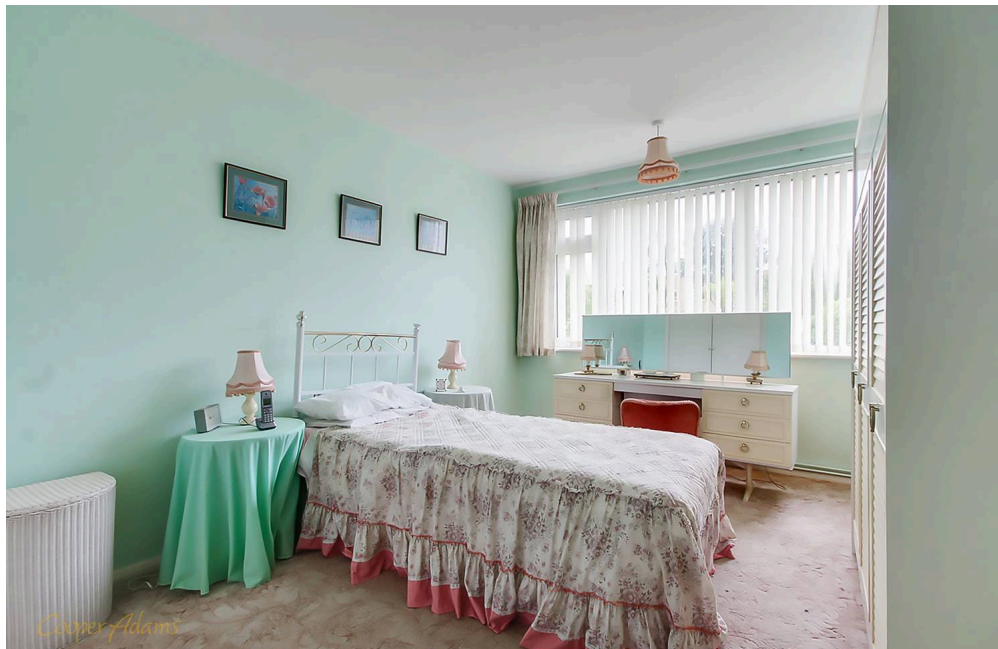
Leasehold

Ground Floor Apartment • Two Double Bedrooms • Sold with NO ONWARD CHAIN • Built-in Storage • Well Maintained Communal Gardens • Great Commuter Links nearby • Fantastic Location within Walking Distance to Rustington Village • Approx. 797 sq. ft (74.1 sq. m)

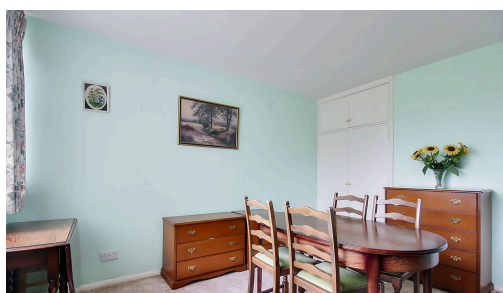
Cooper Adams

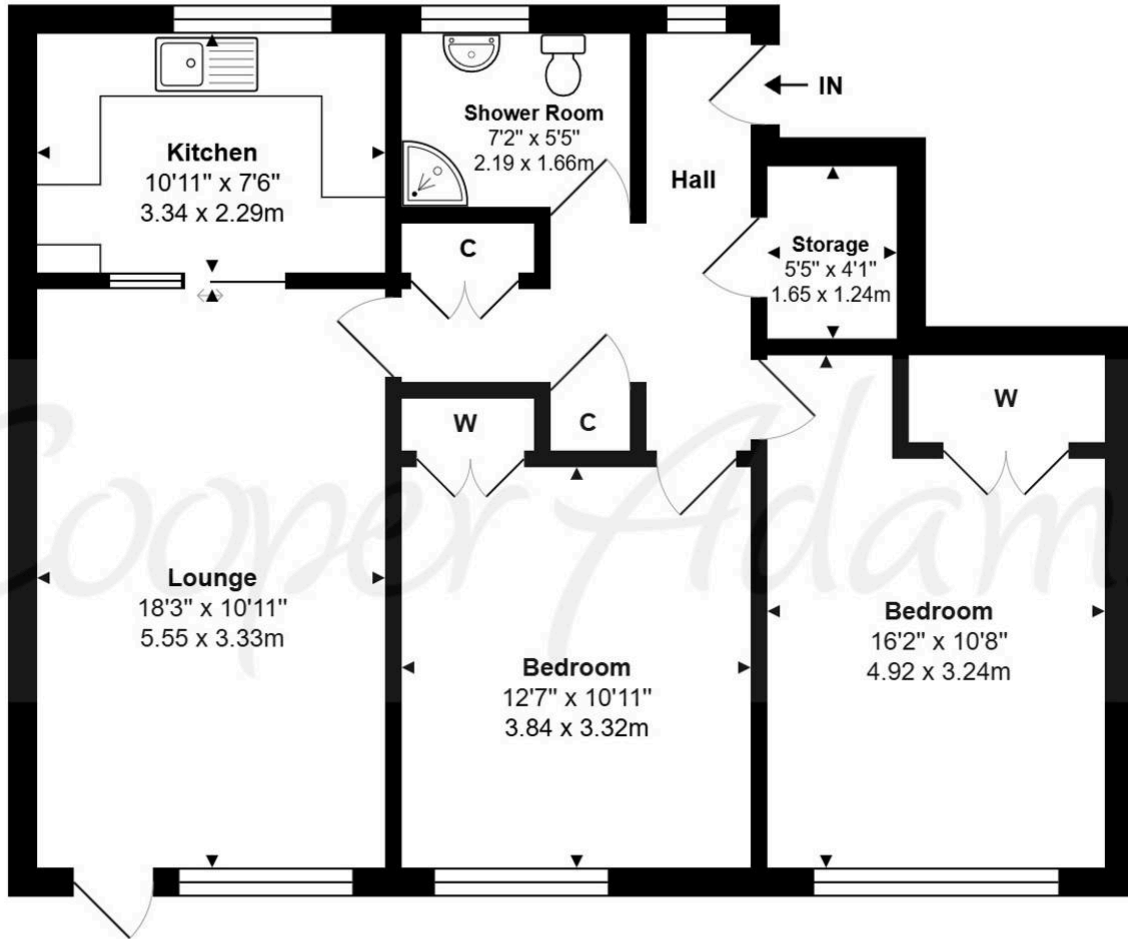
This ground floor apartment is perfectly situated within walking distance of Rustington village, offering the convenience of local amenities and excellent commuter links. With two double bedrooms, both featuring built-in wardrobes, the property provides ample storage throughout. While in need of modernisation, it benefits from a new boiler, a garage en-bloc, and a well-maintained communal garden, creating a lovely outlook from the main living spaces. Located in the desirable Church Farm Gardens area, this home is a fantastic opportunity for buyers looking to create their perfect space. Sold with no onward chain, this apartment is ready for its new owners to bring their vision to life.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Ground Floor

Bramber Square, Ashwood Drive, Rustington, BN16 3EJ

Total Approx. Floor Area 797 ft² ... 74.1 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 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 1st Image 2025

Council Tax band: C, EPC Energy Efficiency Rating: D

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