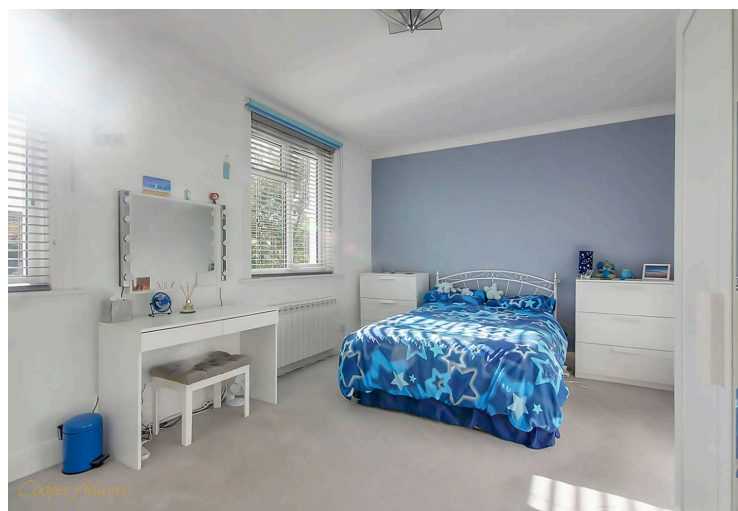




Ffynches Lodge, The Street, Rustington, BN16 3NX

Leasehold

Two Double Bedrooms • First-Floor Apartment • NO ONWARD CHAIN! • Long Lease! • Modernised Throughout • Garage En-Bloc • A Stunning Period Building • Communal Gardens for Residents • Within Walking Distance to Rustington Village •
Approx. 744 sq. ft (69 sq. m)

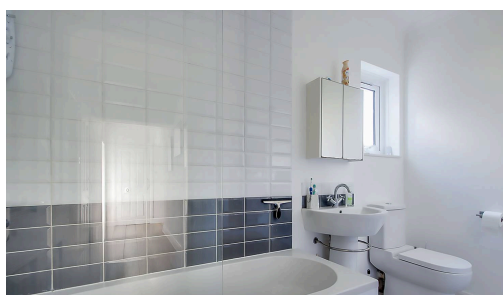
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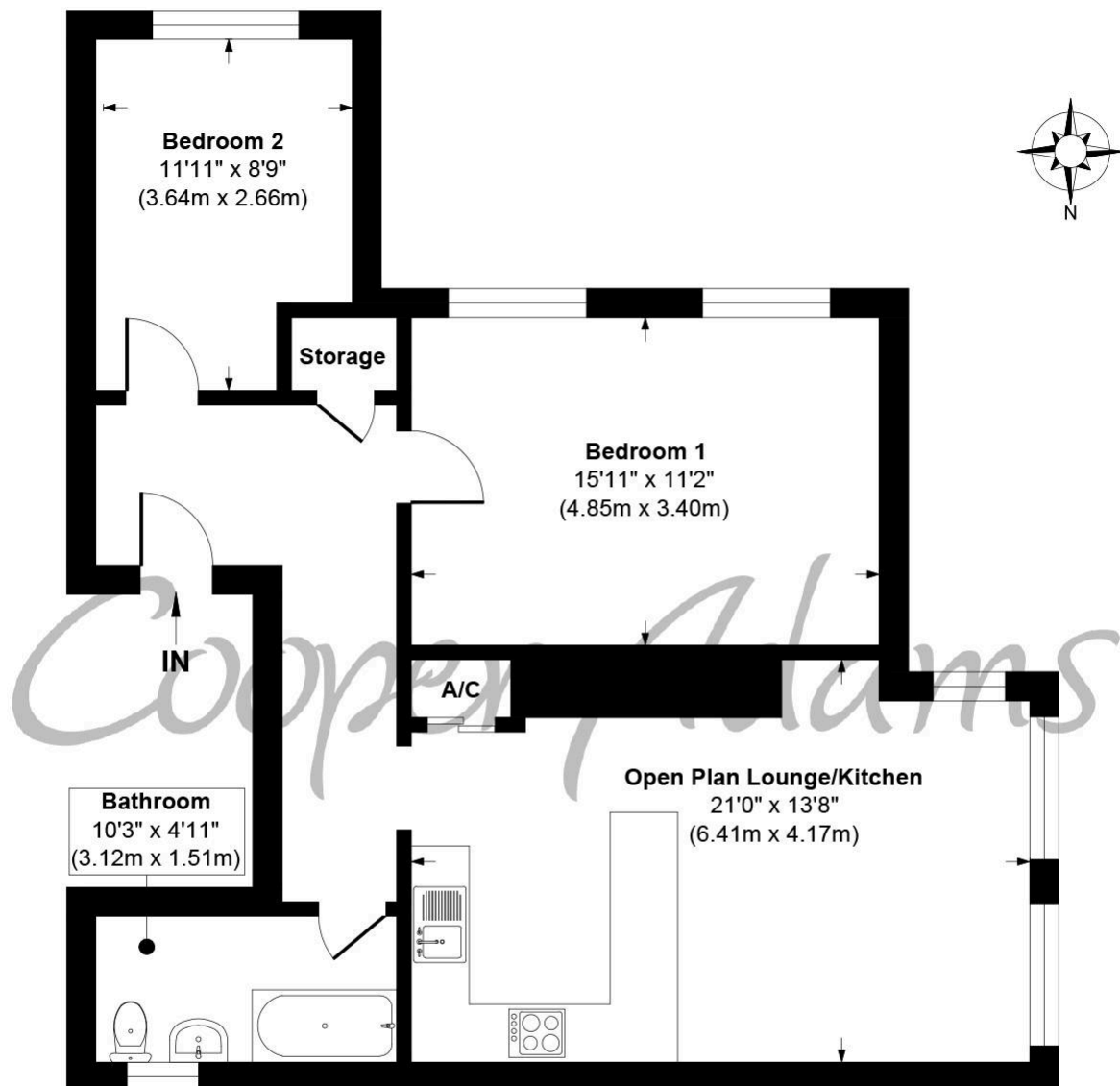
Set within a unique period property is this bright and spacious two-bedroom first-floor apartment. The property features two double bedrooms, both with a south-facing aspect, ensuring the rooms are filled with natural light throughout the day. The apartment has been tastefully modernised to a high standard, featuring an open-plan kitchen and living area with sleek Shaker-style units, wood-effect worktops, and integrated appliances. Offered with NO ONWARD CHAIN and a LONG LEASE, this lovely home also benefits from a garage en-bloc and resident parking. The communal garden provides a relaxing outdoor space for the warmer months, complete with a dedicated BBQ area for entertaining. Ideally located just a short stroll from Rustington Village, this property enjoys a peaceful yet convenient setting close to shops, cafes, and other local amenities. With just four apartments in this period property, opportunities like this are few and far between! A new EPC is currently being done on this property.

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.





Approximate Floor Area
744 sq. ft
(69.16 sq. m)

The Street, Rustington
Approx. Gross Internal Floor Area 744 sq. ft / 69.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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