



## Flat 39, Abbotswood Station Road, Rustington, BN16 3BJ

£183,750

- 75% Shared Ownership For Age 60 Plus
- Extensive Communal Facilities Including Gardens, Library, Laundry Residents & Gardeners Lounge
- Residents Parking
- Well Presented Two Double Bedroom Apartment Situated on The First Floor
- Lift Served Block
- Chain Free
- 18'8 x 11'8 West Facing Lounge/Diner with Juliet Balcony
- 7'7 x 6'9 'Jack & Jill' Wet Room

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This well presented two-bedroom apartment is available for sale on a 75% shared ownership basis and is exclusively reserved for residents aged 60 and over. Positioned on the first floor, the property can be conveniently reached via both lift and staircase and offers generously proportioned, well-designed accommodation that has been well cared for throughout.

A particular feature of the home is the generous 18'8 x 11'8 west-facing lounge/diner, which enjoys an abundance of natural light and opens onto a Juliet balcony, providing a pleasant outlook and an ideal space for relaxation or entertaining.

Both bedrooms are well-proportioned doubles, each benefiting from built-in storage, and are complemented by a 7'7" x 6'9" Jack & Jill wet room, which is accessible from Bedroom 1 and the hallway, and has been designed with practicality and ease of use in mind.

Residents benefit from an excellent range of communal facilities, including beautifully maintained gardens, a library, laundry facilities, residents' and gardeners' lounges, and residents' parking, all contributing to a welcoming and sociable environment.

This is a superb opportunity to acquire a comfortable and well located retirement apartment within a highly regarded development.



Council Tax Band: C

Tenure: Leasehold



**Lounge/Diner**

18'8 x 11'8

**Kitchen**

11'8 x 7'1

**Bedroom 1**

15'2 x 10'9

**Bedroom 2**

12' x 8'

**Wet Room**

7'7 x 6'9

**Lease**

Approx 110 years remaining

**Service Charge**

Leasehold / Personal Charges

Building Insurance

Call System

Heating

Management Fee

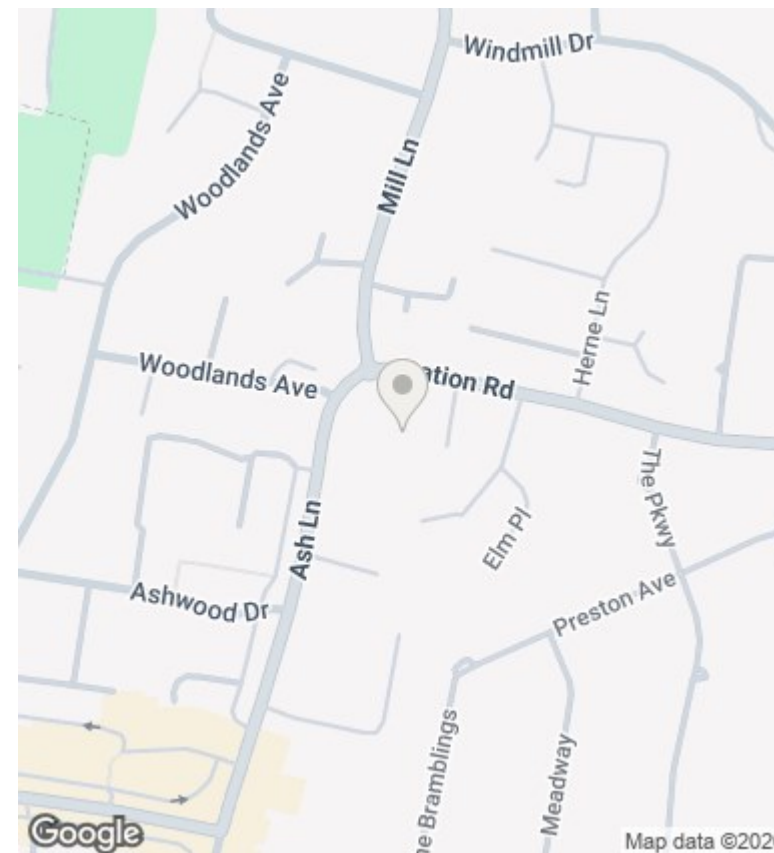
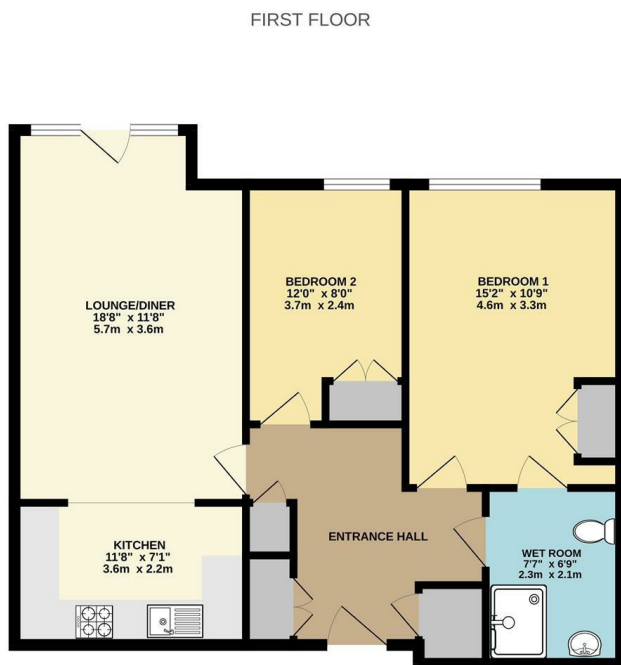
Sinking Fund Buildings

Support line

Water

£6758.32 PER ANNUM





Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.

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

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.