





41a Broadmark Lane, Rustington - BN16 2HH

£250,000 Share of Freehold

One of just three apartments in an over-55s building. • No onward chain, with a new lease on completion and a share of the freehold • Parking for one car to the front of the property. • Fully refurbished ground floor apartment with two double bedrooms. • Ideally positioned between Rustington village centre and the seafront.

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



Fully refurbished and offered with no onward chain, this two double bedroom ground floor apartment is ideally positioned between Rustington village centre and the seafront, bringing together the convenience of village life and the appeal of living close to the coast.

One of just three apartments within this building for the over 55s, the property offers an attractive opportunity for those looking to downsize into a more manageable home. The smaller setting provides a welcome sense of privacy and independence, with a more intimate feel than a larger development. The accommodation includes a light and bright front-facing lounge, providing a comfortable space to relax or entertain. A modern kitchen and newly fitted shower room complement the refurbishment, while two double bedrooms offer flexibility for visiting family, guests or a separate study. Presented in move-in-ready condition, the apartment allows its next owner to settle in without the immediate demands of updating or renovation.

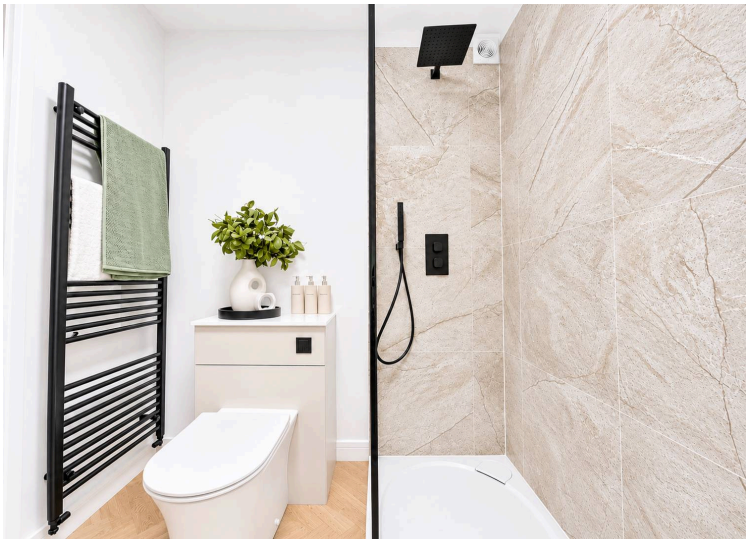
Its ground floor position adds to its appeal for buyers considering their longer-term needs. The property will be sold with a new lease on completion and a share of the freehold. Parking for one car is provided to the front of the apartment.

Council Tax band: B

Tenure: Share of Freehold













Kitchen
10' 0" x 8' 2" (3.06m x 2.49m)

Lounge
12' 0" x 11' 10" (3.66m x 3.60m)

Bedroom 1
12' 0" x 11' 4" (3.66m x 3.46m)

Bedroom 2
11' 3" x 10' 0" (3.42m x 3.04m)

Shower room
6' 9" x 6' 6" (2.05m x 1.99m)

New Lease on Completion 999 Years

Service charges “As and when”





GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

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