



16 Bramber Square, Rustington BN16 3EJ
£270,000 Leasehold

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Flat**
- **2 Bedrooms**
- **Close to Shops**
- **Adjacent Garage**
- **Gas Central Heating**
- **Shower/Bathroom/WC**
- **No Onward Chain**
- **Pleasant Outlook**
- **EPC Rating: - TBA**

A ground floor two bedroom flat pleasantly situated within the Church Farm Garden development which is in the centre of Rustington, very close to the shopping parades.

In brief the accommodation comprises: - entrance hall with three built in cupboards, large lounge with a south facing picture window overlooking the lovely communal gardens, kitchen, two bedrooms both with built in wardrobes and a bathroom/WC with separate shower.

Outside to the front there are well maintained gardens that incorporate a feature water garden and to the rear is a garage which is adjacent to the flats with power/light and electric up and over door (number 25), accessed via a rear service road.

Service Charge for period 1-1-22 to 30-6-22 £893.82

Lease - Remainder of a 999 year Lease and option to purchase a Share of Freehold for an administration fee, for period of ownership of property.



Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINING ROOM

18' 1" x 11' (5.51m x 3.35m)

KITCHEN

10' 10" x 7' 6" (3.3m x 2.29m)

BEDROOM 1

12' 5" x 11' (3.78m x 3.35m)

BEDROOM 2

16' x 8 max' (4.88m x 2.44m)

BATH/SHOWER ROOM/WC

GARAGE

MAINTAINED COMMUNAL GARDENS

Total area: approx. 67.4 sq. metres (725.9 sq. feet)

EPC TO FOLLOW



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