SOLOMONS

The Gilberts, Sea Road, Rustington BN16 2LY

ASKING PRICE £270,000

- Fantastic Ground Floor Apartment With Direct Sea Views
- Good Size Open Plan Lounge/Diner
- Sunny Southerly Aspect Private Patio
- Garage & Off Street Parking
- Walking distance to Rustington Village
- Two Good Size Double Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating

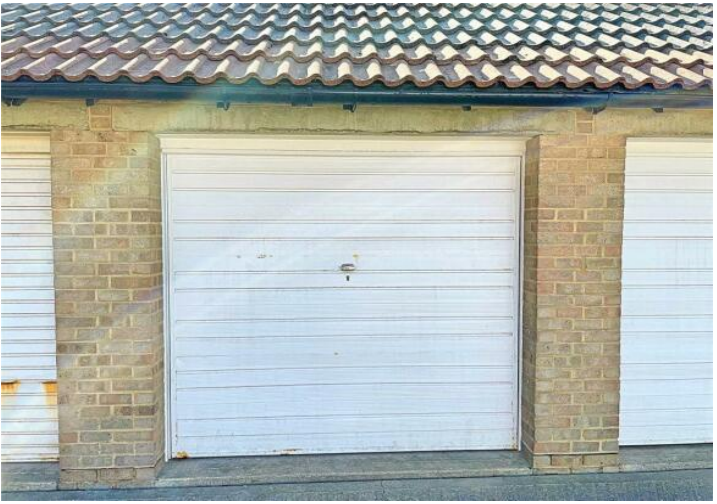
Briefly described, the internal accommodation is configured with; two double bedrooms, the master of which benefits from an en suite WC; a generous lounge/dining room; stylish re-fitted kitchen encompassing a range of integrated appliances; and a contemporary shower room.

Additional attributes include; gas central heating; double glazing; a security entry phone system; non-allocated resident's parking; and a GARAGE located immediately to the rear of the building.

'The Gilberts' is delightfully situated adjacent to Rustington's picturesque seafront, equidistant to both Rustington's village centre - with its comprehensive shopping parade - and Littlehampton town centre - with its vast array of sea and riverside attractions, as well as its mainline railway station, which provides a regular service to London Victoria via Gatwick (all within an approximate 1.5 mile radius).

Notably, the idyllic Mewsbrook Park, as well as Littlehampton Wave leisure centre, can both be found within 0.2 of a mile. Furthermore, a useful local bus service operates along both Sea Road and neighbouring Harsfold Road.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINER
20' 4" × 20' 11" (6.19m × 6.38m)

KITCHEN
7' 10" × 8' 6" (2.38m × 2.59m)

SHOWER ROOM

W/C

BEDROOM ONE
10' 09" × 13' 01" (3.27m × 3.98m)

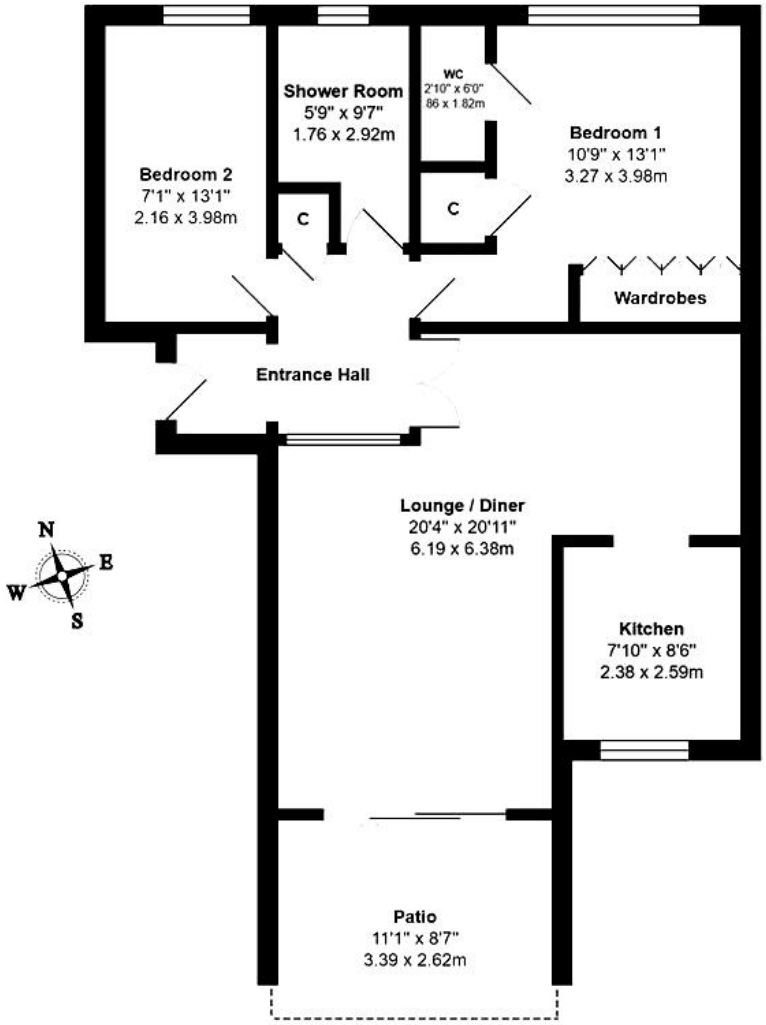
BEDROOM TWO
7' 01" × 13' 01" (2.16m × 3.98m)

OUTSIDE

OFF-STREET COMMUNAL PARKING

SEA VIEWS PRIVATE PATIO

GARAGE



Ground Floor

Total Area: 913 ft² ... 84.8 m² (Includes Patio)

Picture this…

This is the ideal property to come home to after a long day! Relaxing in your sunny south-facing sea views patio whilst enjoying a few drinks in the sun …could there be a better way to switch off?

Why not take a short drive into town and really soak up Rustington's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This town really is known for its entertainment and lifestyle.

EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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