



18 Bramber Square, Rustington BN16 3EJ
£169,950 Share of Freehold

INDEPENDENT ESTATE & LETTING AGENTS

- **Modernised First Floor Flat**
- **Double Bedroom**
- **Central Rustington**
- **New Kitchen & Bathroom**
- **Electric Heating**
- **Delightful Views**
- **Viewing Recommended**
- **Excellent Decorative Order**
- **EPC Rating: - 'D'**

A first floor purpose built flat which is conveniently situated within the ever popular Church Farm Gardens Development in the heart of Rustington village centre.

The property has recently been modernised and redecorated throughout with new floor coverings and internal viewing is strongly recommended to fully appreciate how lovely this flat is with it's delightful views across Bramber Square.

In brief the accommodation comprises: - entrance hall with built in cupboard, south facing lounge with twin windows, double bedroom with built in wardrobes, refitted new kitchen with built in electric oven, hob, extractor fan, tall fridge/freezer and a fitted washer/dryer machine; new white bathroom suite with electric shower over the bath.

Features include new modern programmable electric heating, double glazing, new floor coverings throughout and the remainder of a long 999 year Lease with the option of acquiring a share of the freehold for a nominal fee.

Bramber Square is located within the Church Farm Garden development in the centre of Rustington and is both accessed from either Ash Lane or Ashwood Drive via Arundel Garden.

Maintenance - TBA

Lease: - Remainder of a long 999 year lease and option to acquire a share of the freehold for a nominal fee.

AGENTS NOTE: There is a garage close by and adjacent to the flat on a separate title that can be bought at a cost of an additional £15,000 if required.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 52.6 sq. metres (565.7 sq. feet)

COMMUNAL ENTRANCE HALL

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

14' 10" x 12' 10" (4.52m x 3.91m)

NEW KITCHEN

10' 6" x 8' (3.2m x 2.44m)

DOUBLE BEDROOM

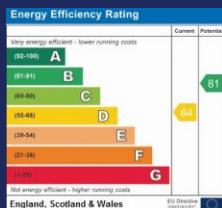
13' x 10' 11" (3.96m x 3.33m)

NEW BATHROOM/WC

FEATURE MAINTAINED COMMUNAL GARDENS

GARAGE

Available by separate negotiation, if required.



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