











## 15 The Leas, Rustington, BN16 3SE £264,500

- Chain Free
- Age Restricted to The Over 55's
- Further Communal Gardens to Rear of Property + Other Communal Facilities such as a Library with Wifi
- Viewing Recommended to Appreciate Space & Potential of this Lovely Home
- Mid Terrace House
- 15'10 x 18'2 Lounge/Diner Overlooking Rear Garden
- Garage En Bloc overseen by CCTV

- Two Double Bedrooms
- Private South Facing 'Courtyard' Garden
- Just over 300 Metres to Bus Stops, Local Shops, Angmering Mainline Station & to Sainsbury's Superstore

## 15 The Leas, Rustington BN16 3SE

Chain-Free | Over 55's Development | Spacious Mid-Terrace Home

The home features two generous double bedrooms, one with a dressing area. A spacious 15'10 x 18'2 lounge/diner, which enjoys lovely views over the private south-facing courtyard garden, perfect for relaxing or entertaining. There's also the added benefit of a ground floor cloakroom for convenience. Residents can enjoy beautifully maintained communal gardens to the rear, along with access to other shared facilities such as a Library with Wifi, enhancing the lifestyle on offer.

Additional features include a garage en bloc which is overseen by CCTV, offering secure parking or extra storage.

Offered to the market chain-free, this well-presented mid-terrace house is ideally suited to those aged 55 and over, providing comfortable, low-maintenance living in a friendly and peaceful setting. Viewing is highly recommended to fully appreciate the space, potential, and charm of this home.









Council Tax Band: D

Tenure: Leasehold





LOUNGE/DINER

18'5 x 15'8

**KITCHEN** 

9'6 x 8'3

**BEDROOM ONE** 

15'8 x 10'1

DRESSING AREA

4'10 x 4'1

**BEDROOM TWO** 

11'2 x 8'9

**BATHROOM** 

6'5 x 6

**GROUND FLOOR CLOAKROOM** 

5'7 x 3'2

SERVICE CHARGE

£765 Per Quarter

**GROUND RENT** 

£308.00 per annum

## LEASEHOLD

We are advised that there are approximately 87-years remaining on the lease (originally 125-years from 24/06/1988).

**PARKING** 

We're advised that there are

parking bays for the residents of The Leas and their visitors on the 'Greenleas Development'



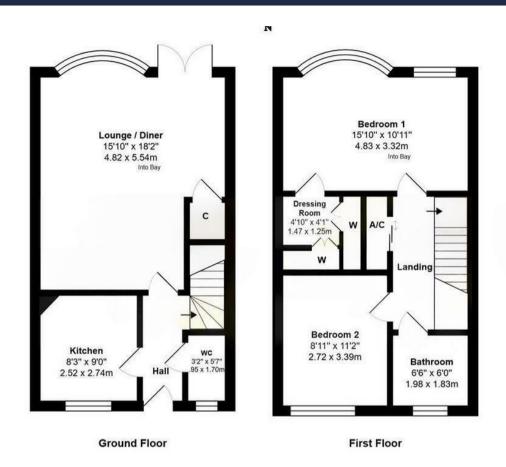






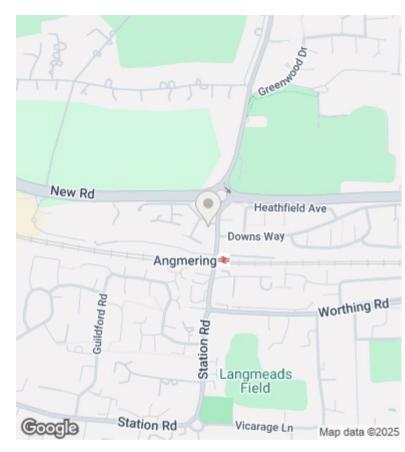


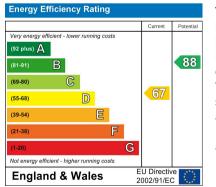




Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, 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.





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.