



Broadmark Lane, Rustington, BN16 2GY

Leasehold

Three Bedrooms • First-Floor Flat • LIFT ACCESS • West-Facing Balcony • Modernised Throughout • Two Juliet Balconies • Allocated Parking in Gated Complex • Fantastic Location Close to the Sea! • Approx. 946 sq. ft (87.8 sq. m)

Cooper Adams

A beautifully presented three-bedroom first-floor apartment with lift access, offering stylish, modern living throughout. The impressive open-plan living space features herringbone flooring, a sleek contemporary kitchen and access to a west-facing balcony, perfect for enjoying the afternoon and evening sun. The primary bedroom benefits from an en-suite and Juliette Balcony, while two further well-proportioned bedrooms are served by a modern family bathroom. The secondary bedroom also features a Juliette Balcony. With secure gated parking and visitor spaces available, this superb apartment combines space, comfort and convenience in a sought-after location.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

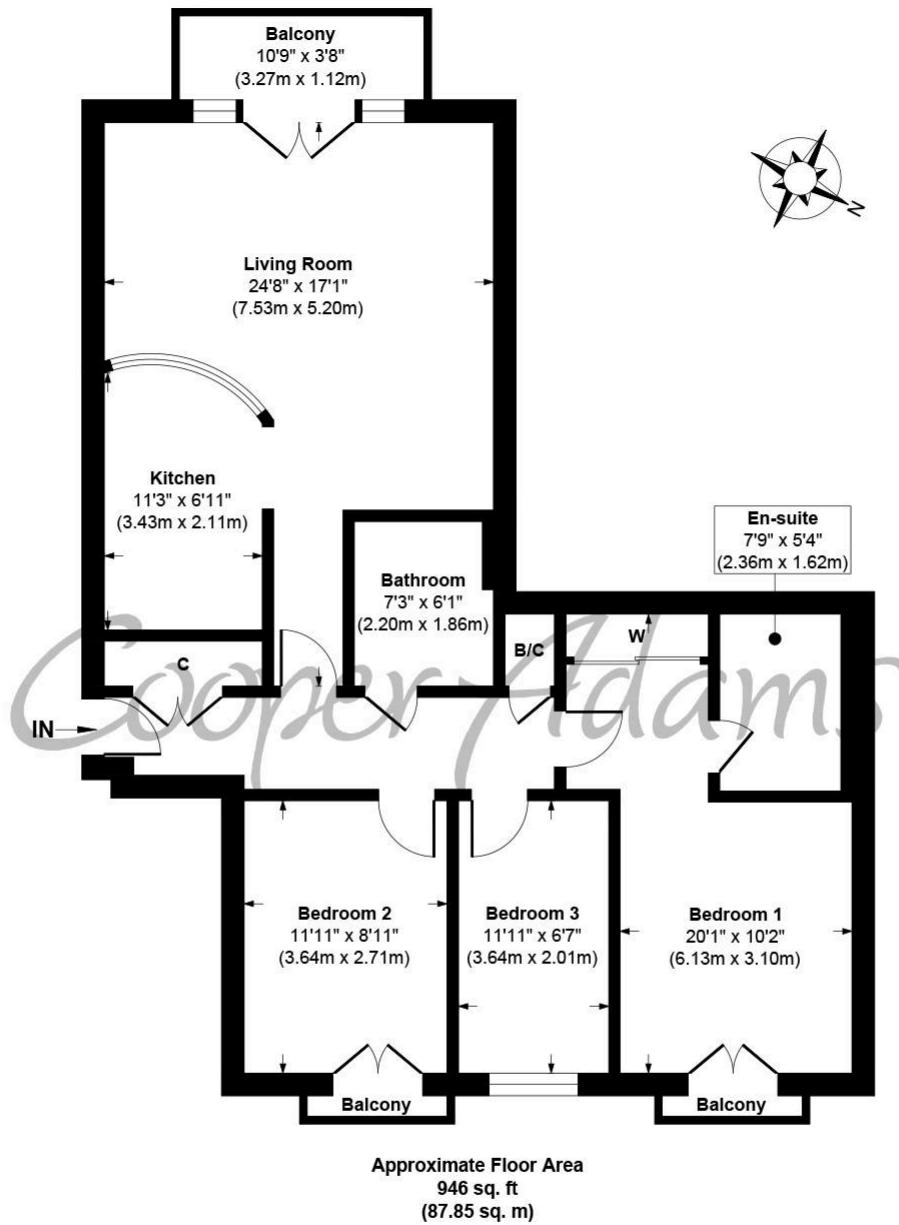
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.



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Broadmark Lane, Rustington Approx. Gross Internal Floor Area 946 sq. ft / 87.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: E, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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