



16 Broadmark House Ash Lane, Littlehampton, BN16 3BX  
Asking Price £169,000





This top floor property features a well-appointed reception room and a double bedroom in the village of Rustington. The layout is thoughtfully designed to maximise space and light. The bathroom is functional and well-maintained and a kitchen with ample worktop space and cupboards. Additionally, this property is offered chain free. One of the standout features of this property is its prime location. Situated close to local shops, residents will enjoy easy access to a variety of amenities. The village of Rustington is known for its friendly community and picturesque surroundings.

- Purpose Built
- One Bedroom
- Second Floor
- Chain Free
- Close To Seafront
- Close To Shops
- Popular Rustington Location
- Viewing Recommended





### Communal front door with entry phone

Stairs leading to second floor;

### Entrance Hall

Night storage heater. Range of fitted storage cupboards. Airing cupboard housing hot water cylinder. Security entry phone.

### Lounge

5.15m x 3.03m (16'10" x 9'11")

Double glazed window. Night storage heater. Tv aerial points.

### Kitchen

4.20m x 1.87m (13'9" x 6'1")

Part tiled walls. Roll top working surfaces with inset stainless steel sink unit with mixer tap. Cupboards and drawers under with matching wall cabinets. Space and point for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Strip light. Double glazed window.

### Bedroom

4.20m x 3.01m (13'9" x 9'10")

Night storage heater. Double glazed window.

### Bathroom/WC

1.71m x 2.02m (5'7" x 6'7")

Fully tiled walls. White suite comprising shaped bath with mixer tap, triton electric shower and glass shower screen. Wc with enclosed cistern. Wash hand basin with vanity cupboard beneath. Heated towel rail. Electric shaver point. Dimplex fan heater. Obscured glass double glazed window.

### Communal Gardens

Lawned gardens surround the development.

### Required Information

Length of lease: 93

Annual service charge: £1360.72pa

Annual ground rent: £64pa

Council tax band: B

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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