



THE LEAS, RUSTINGTON

Beds 2 | Baths 1 | Reception Rooms 1

jdm Estate Agents are delighted to offer this deceptively spacious two-bedroom retirement home, situated within the sought after Greenleas development in Rustington, Littlehampton.

Exclusively for residents aged 55 and over, the property offers comfortable living in a convenient coastal location and is offered with **no onward chain**. It would ideally suit those looking to retire or downsize to the coast/countryside, as the seaside town of Littlehampton is close to Brighton, Worthing, Bognor Regis and the South Downs.

On the ground floor the accommodation comprises a spacious lounge/dining room, with doors opening onto a private south-facing courtyard garden, a fitted kitchen and ground-floor cloakroom and WC. Upstairs are two good-sized double bedrooms, with the principal bedroom benefiting from a separate dressing room with wash hand basin, plus a bathroom/WC.

Further benefits include gas central heating, double glazing and a private garage with additional resident and visitor parking.

Greenleas provides excellent communal facilities, including a lounge and conservatory with library and Wi-Fi, attractive communal gardens and the reassurance of a house manager.

The development is conveniently located close to Angmering railway station, local shops, Sainsbury's, a doctor's surgery and bus services, while Rustington village and the seafront are approximately 1.5 miles away.

An excellent retirement opportunity combining generous accommodation, a sunny private garden and superb communal facilities. Littlehampton is one of the 10 best places to retire to in England, according to World Atlas (article August 2026). Viewing is highly recommended.

This property is subject to probate and we are instructed by an executor; we have therefore used our best endeavours to include all material information in the property particulars, however please be advised that you should make your own independent enquiries.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY INFORMATION

SERVICES

- Electricity: Mains
- Gas: Mains
- Heating: Gas Central
- Sewerage: Mains
- Council Tax: Band D

LEASEHOLD INFORMATION

- Service Charge: £3,464 per annum, payable quarterly*
- Ground Rent: £308 per annum, payable bi - annually
- Leasehold Expires: 24th June 2113

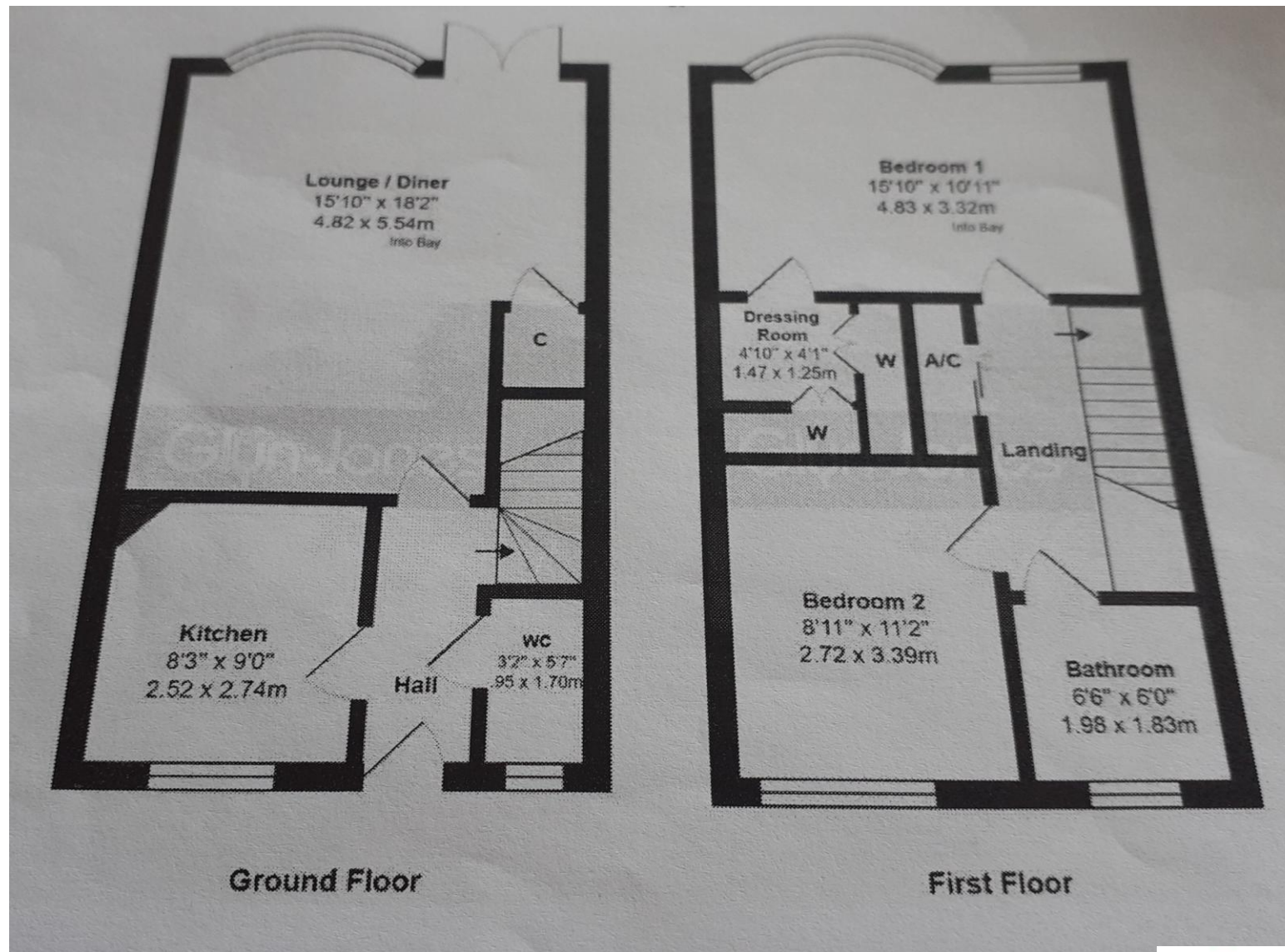
*Service Charge is for buildings insurance, maintenance of the communal gardens/ areas, garage bloc, guttering, communal paths, window cleaning, health & safety requirements, fire safety systems, etc.

IMPORTANT NOTICE

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

