



Flat 32, Dorking Court Copper Hall Close, Rustington - BN16 3RY

Guide Price £160,000

 **Henry Adams**
estate agents

Flat 32 Dorking Court, Copper Hall Close, Rustington

- Two bedroom purpose built top floor apartment
- Allocated parking
- Short walk to Angmering station
- 88 years remaining on the lease
- Ground rent £50.00 per annum
- Service charge £1154.56 per annum
- Ideal investment or for a first time buyer
- Potential rental income £1,000 per month
- No forward chain

Presenting this two-bedroom purpose-built top-floor apartment, offering a prime opportunity for both investors and first-time buyers. Situated within a short walk of Angmering station, this property boasts convenient access to transportation links. Featuring an allocated parking space, this residence guarantees practicality and ease of living. With 88 years remaining on the lease and an annual ground rent of £50.00, this property affords future occupants peace of mind. The service charge, set at £1154.56 per annum (2024/25), ensures the upkeep of communal areas is efficiently maintained.

Exuding modernity and comfort, this apartment presents a lucrative investment opportunity with a potential rental income of £1,000 per month. With no forward chain, this property enables a seamless transition for prospective buyers. Don't miss this chance to secure a stylish home in a desirable location. Book your viewing now to appreciate the charm and convenience this property has to offer.



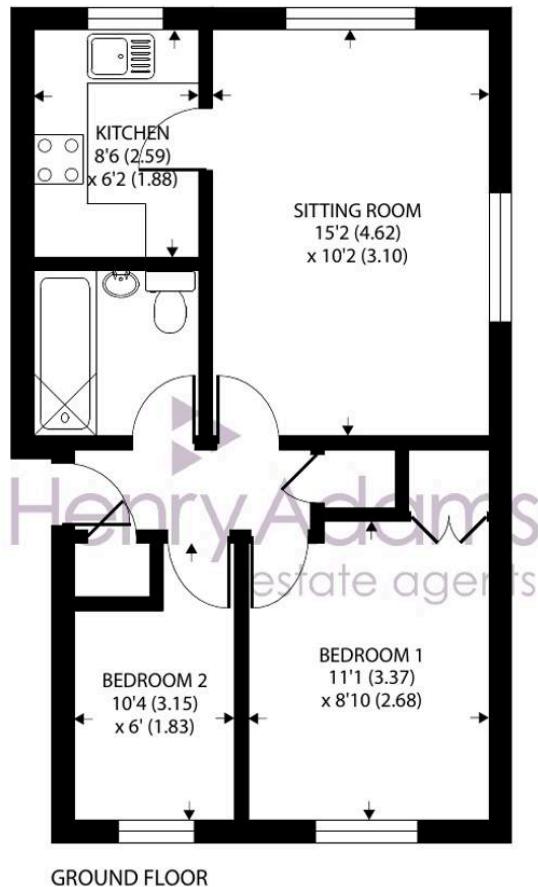
Rustington is an extremely popular seaside Village located between Brighton and Chichester. Offering a great range of popular restaurants, cafes and pubs. For shopping, Rustington offers a good choice of independent shops together with a Waitrose and several other well-known High Street brands including Iceland, WH Smith, Tesco and Sainsbury's. The nearest railway station can be found at either Littlehampton or Angmering, with routes to London (Victoria) taking approximately 1 ½ hours and local bus services pass the surrounding area. Rustington is approximately 65 miles from London and 22 Miles from Brighton. The area is served with schools for all ages and local bus services pass the surrounding area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any