



Ground Floor

Total Area: 646 ft² ... 60.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022

Council Tax Band: D

Energy Efficiency Rating: D

Tenure: Leasehold (99-years from 1988)

Service Charges: £3818.58pa (1/4/24 – 31/3/25)



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

**25 Nordseter Lodge, Sea Lane,
Rustington, BN16 2RE
£175,000 Leasehold**

Glyn-Jones



We are delighted to offer for sale this spacious ground floor retirement apartment forming part of this popular development located within close proximity of Rustington Village and the seafront.

With no onward chain, this rarely available property boasts two double bedrooms, a south facing lounge with views of communal gardens and access to a private patio, a contemporary style refitted kitchen and spacious bathroom with both a bath and shower.

Located just a stone's throw away from Rustington Village shops and seafront, residents of this property can enjoy the convenience of non-allocated parking and access to a residents' communal lounge.



At an Average rating of

4.9/5 ★★★★★



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“ well presented accommodation throughout with private patio overlooking communal gardens ”

Rustington boasts a comprehensive range of amenities including doctor's surgeries, dentists, churches and a library, all of which can be found within a 0.25 mile radius. Notably, a local bus service operates along Sea Lane.

Centrally situated on the West Sussex Coast, Rustington stands almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, two mainline railway stations located at Angmering and Littlehampton can be found within approximately 2 miles distance, both of which offer a regular service to London Victoria via Gatwick

