



Ground Floor

Total Area: 469 ft² ... 43.6 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 2024

Council Tax Band: B // Energy Efficiency Rating: C

Tenure: Leasehold (we understand there are approx. 63 years remaining on the original 99-year lease)

Service Charge (inc. Ground Rent): Approx. £3672.00pa (2024)

Agent's Note (1): We are advised that residents should be 60 years+ in age, however, younger residents might be permitted under the freeholder's discretion.

Agent's Note (2): Pets are permitted on consent from the freeholder.

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor evaluated 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

4 Richmond Court, Sea Lane
Rustington, West Sussex BN16 2TJ
£79,950 (Leasehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this purpose-built, ground floor retirement flat, set on a favourable westerly aspect, and conveniently located for access to the village centre.

Briefly described, the accommodation comprises; one double bedroom; lounge; fitted kitchen; and a contemporary shower room.

Additional benefits include; double glazing; electric heating; an emergency pull cord system; a recently upgraded security entry phone system; and a range of communal facilities, namely a conservatory, resident's lounge, well-maintained gardens, and a non-allocated parking area.

Furthermore, for added peace of mind, a house manager is contactable on a local number.



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£79,950 (Leasehold)



Rustington boasts a comprehensive shopping parade, as well as a wide range of useful local amenities, including doctor's surgeries, dentists, vets, and a library, all of which can be found within a 0.25-mile radius. Importantly, a local bus service stops almost immediately opposite the communal entrance.

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 an approximate 2-mile radius, both of which offer a regular service to London Victoria.



Communal Gardens & Parking Area



Communal Conservatory

☞ *...Offered for sale with NO ONWARD CHAIN...* ☜