



Total Area: 544 ft² ... 50.5 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

Property Information

Tenure – Leasehold – 125 year lease from 1st May 1998, therefore there are 98 years remaining. Single residents are required to be a minimum age of 60 years old. If a couple, one can be younger but must be a minimum of 55 years old. Pets are allowed, subject to permission and restrictions.

Service Charge: £1,702.71 per 6 months
Ground Rent: £303.86 per 6 months

Council Tax Band - C
Energy Efficiency Rating – C72

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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 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
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**30 Silverwood Court, Wakehurst Place,
Rustington, West Sussex, BN16 3UZ**
£150,000 - Leasehold



Refurbished First Floor Retirement Apartment (Age Restriction 60+) | First Floor With Lift Access | One Double Bedroom With Built-In Wardrobes | Stunning Shower Room / W.C | Re-Fitted Kitchen | West Facing L-Shaped Lounge / Diner | Warden Assisted With Pull-Cord System | Residents Parking, Communal Gardens And Lounge | Close Proximity To Village Centre | No Forward Chain

Introducing this beautifully presented first floor retirement apartment in Rustington village, exclusively for those aged 60 and over.

Step inside this inviting property to discover a stunning shower room/w.c, recently fitted in 2022, a spacious double bedroom complete with built-in wardrobes, and a re-fitted kitchen with modern touches. The west facing L-shaped lounge/diner provides a light and airy space to relax and entertain, while the upgraded electric heating ensures comfort all year round.

Residents of this warden assisted apartment benefit from an emergency pull-cord system for added peace of mind, as well as access to a residents lounge and communal gardens for socialising and relaxation. The property also features residents parking and is offered for sale with no forward chain.

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Location – Situated just a stone's throw away from the charming Rustington village, this property boasts a convenient location with easy access to the village's array of shops and amenities, including a Post Office and Waitrose Supermarket. For those looking to explore further afield, Angmering mainline railway station is only 1.2 miles away, offering direct routes to London Victoria.



With a size of 544 sqft, this recently refurbished property offers a comfortable and secure retirement living option in a highly sought-after location. Don't miss out on the opportunity to view this exceptional property in person – contact us today to arrange a viewing.



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