



Second Floor

Total Area: 735 ft² ... 68.2 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: 125 years with 114 years remaining.

**Service Charges:** £1226.08 half yearly 2023/24

**Ground Rent:** £387.30 per annum



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

**10 Willow Court, Woodlands  
Avenue, Rustington, BN16 3EY**  
£215,000 (Leasehold)

**Glyn-Jones**



Situated in the heart of Rustington village, a second-floor apartment forming part of this modern development, offered for sale with the benefit of no onward chain.

The apartment features: a generous sized entrance hall, spacious west-facing lounge/dining room that opens into a modern kitchen, with velux window and some integral appliances. There are two double bedrooms, with the main bedroom boasting an en-suite shower room.

This apartment is perfect for those seeking a peaceful retreat in the heart of Rustington Village. With gas heating, double glazing, a lift, and allocated parking, this property is not only stylish but also practical.

Nestled in Rustington Village, residents can enjoy the array of amenities just moments away. From a range of independent shops, cafes and restaurants to local parks and beaches, there is something for everyone to enjoy.



At an Average rating of

4.9/5 ★★★★★



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no onward chain ”

Additionally, public transport links are close to hand, with several bus services, including the 700 route, operating along nearby The Street and Ash Lane; as well as Angmering mainline railway station, with its regular service to London Victoria via Gatwick, found in only approximately 1 mile.

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor and Worthing.

