



Total Area: 819 ft² ... 76.0 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 2024

Tenure: Leasehold (we understand the property is held on a 125-year lease, with approx. 107 years remaining).

Maintenance Fee: £168.80 per month (2024)

Ground Rent: *TBC*

Council Tax Band: B

Energy Efficiency Rating: B

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 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

16 Darlington Walk, Rustington

West Sussex BN16 3GD

“Offers in Excess of” £240,000

Glyn-Jones



We are delighted to present this particularly bright and spacious first floor apartment to the market complemented by three sizeable bedrooms.

The remainder of the well-appointed accommodation consists of a west facing lounge opening through to a stylish fitted kitchen, a contemporary bathroom/WC, and an en suite to the main bedroom.

Additional attributes include a generous hallway, gas central heating, uPVC double glazing, a security entry phone system, and an allocated car parking space located in the adjacent residents' parking area.

Darlington Walk is conveniently situated for many useful local amenities; namely, Angmering mainline railway station, The Angmering School, Willow Green Surgery, and Sainsbury's superstore.



At an Average rating of

4.9/5 ★★★★★



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“Offers in Excess of” £240,000 (Leasehold)



Furthermore, easy access is afforded to both the A259 and the renowned 700 bus service, the latter of which operates along neighbouring Station Road.

Rustington is beautifully positioned along the West Sussex coast and boasts a picturesque seafront, as well as a comprehensive village centre boasting a vast array of shops, cafes and restaurants; both of which are found within an equivalent distance of 1.5 miles.

Internal viewing is essential to fully appreciate this well-presented property.



 ...a west facing lounge opening through to a stylish fitted kitchen...



COMPANY REVIEWS

At an Average rating of



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