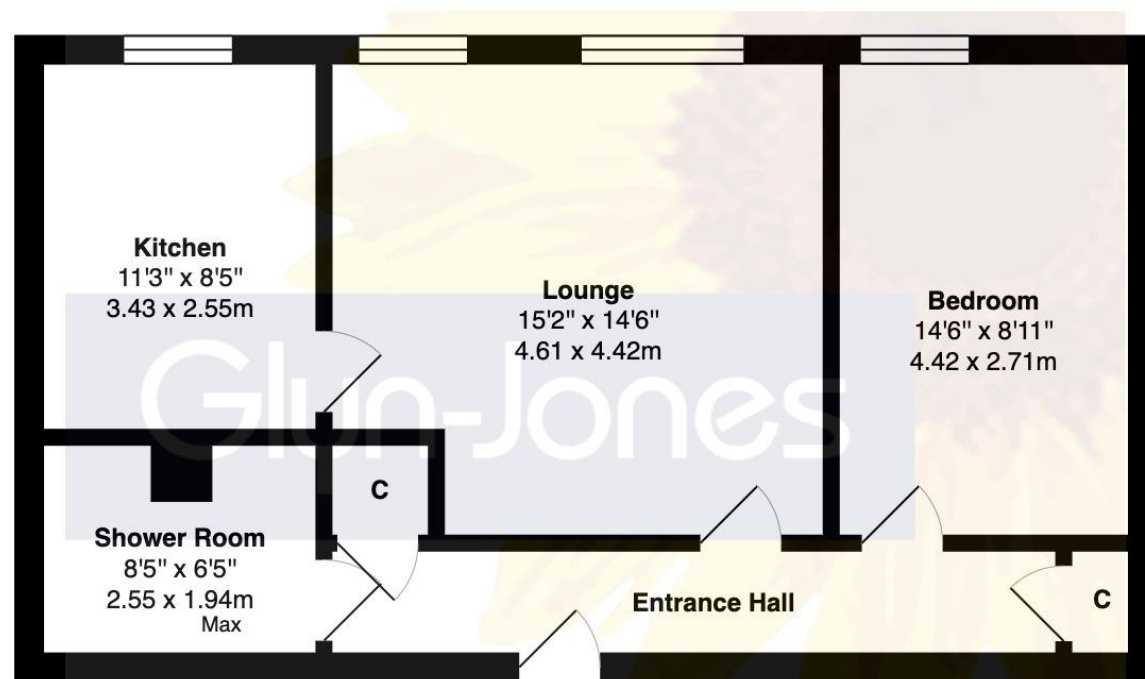




Top Floor Flat

Total Area: 538 ft² ... 50.0 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 1st Image 2026

Council Tax Band – B

Energy Efficiency Rating – C

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

WITH OVER...



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At an Average
rating of

4.9/5



Glyn-Jones

Flat 21, Nordseter Lodge, Sea Lane Rustington, West Sussex BN16 2RE

£100,000 – Leasehold

Glyn-Jones



This top floor retirement flat is now offered for sale with the notable benefit of NO ONWARD CHAIN.

Briefly described, the accommodation comprises one double bedroom, a spacious west-facing living room, a kitchen and a refitted shower room. This purpose-built retirement development requires residents to be aged 60 or over.

Additional benefits include modern electric heating, a security entry system, emergency pull cords, non-allocated residents' parking and access to well-maintained communal gardens. A house manager is also on site from 9:30am to 1:30pm on weekdays.

The situation of Nordseter Lodge is a further attribute, being equidistant to Rustington's picturesque seafront and its comprehensive shopping parade.

Rustington offers an excellent range of local amenities, including doctors' surgeries, dentists, veterinary practices and a library, all within approximately 0.75 miles of the property.

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rating of

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Rustington Office

94 The Street BN16 3NJ

01903 770095

rustington@glyn-jones.com

Flat 21, Nordseter Lodge, Sea Lane, Rustington, BN16 2RE
£100,000- Leasehold



Public transport links are also close to hand, with a local bus service operating along Sea Lane, and two mainline railway stations - Angmering and Littlehampton - both found within an approximate 2-mile radius.

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.



Tenure: Leasehold – We are advised that there are approximately 61 years remaining on the lease (99 years from 29/09/1988).

Maintenance Fee: approx. £4362.25 per annum



WITH OVER...

750

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rating of

4.9/5 ★★★★★

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