



**Price**

**£170,000**

**Leasehold**

2x  1x  1x 

Silverwood Court, Rustington, West  
Sussex, BN16

**cubitt&west**  
Helping you move forwards





## Main features

- First floor retirement flat with lift to all floors
- Walking distance to village & seafront
- 700 bus route on your doorstep
- New kitchen & shower room installed in the last three years
- No ongoing chain

## Accommodation

### FIRST FLOOR

Entrance Hallway

Lounge/Diner: 18'3 x 12'11 (5.57m x 3.94m)

Kitchen: 9'0 x 5'7 (2.75m x 1.70m)

Bedroom 1: 13'11 x 9'8 (4.24m x 2.95m)

Bedroom 2: 9'8 x 8'7 (2.95m x 2.62m)

Shower Room

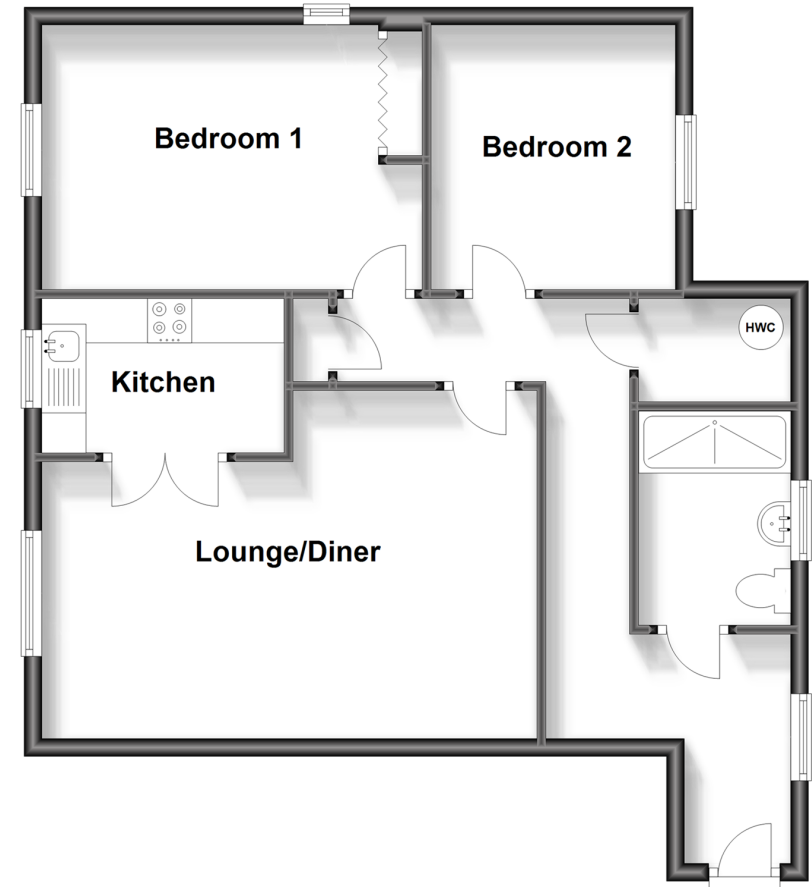
### OUTSIDE

Communal Gardens

Communal Parking

## First Floor

Approx. 65.7 sq. metres (707.5 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23707957/20251031/EN/KP