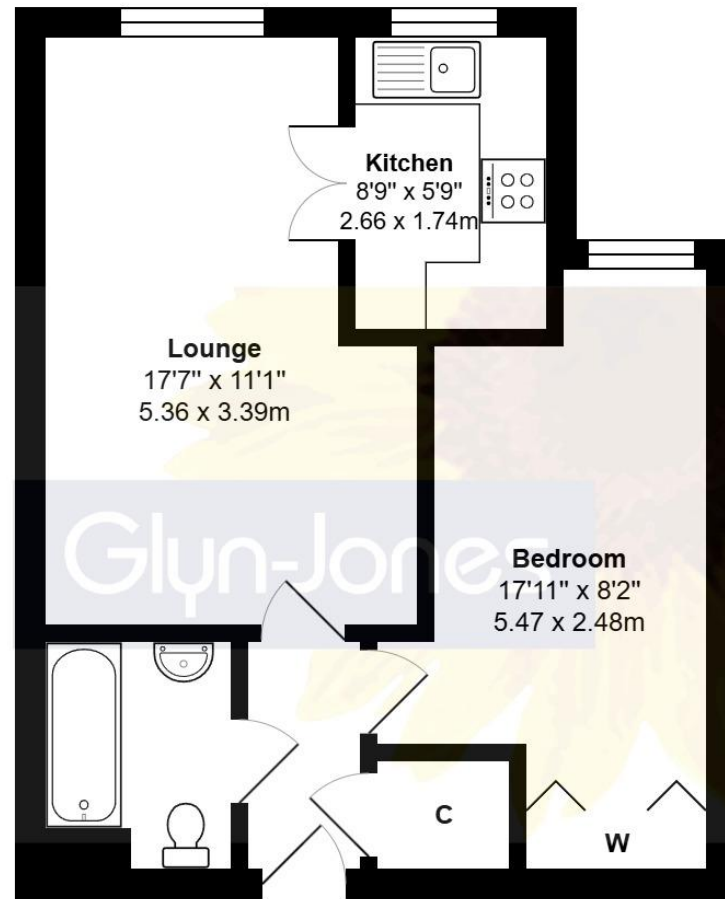


24 Silverwood Court,
Wakehurst Place, Rustington BN16 3UZ

£120,000 - Leasehold

Glyn-Jones



First Floor

Total Area: 459 ft² ... 42.7 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 2025

Council Tax Band – C 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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com



A favoured First Floor Retirement Flat, with a pleasant outlook from all principal rooms.

A one bedroom apartment with well-planned accommodation, enjoying a bright easterly aspect, with all principle rooms overlooking Woodlands Avenue and Church Farm Gardens. Conveniently located with Rustington's comprehensive village centre less than a half kilometre walk, on level ground.

The accommodation is accessed via a secure communal entrance, with lift and stairs to the first floor, and comprises: a small entrance hall with deep recessed storage cupboard and hot water cylinder; a spacious sitting room (17'7 in length) with glazed doors opening to; fitted kitchen with oven and hob and space for appliances, including a washing machine, and ample floor and wall mounted storage units; a good size double bedroom with recessed mirror fronted wardrobes; fully tiled bathroom/WC with bathtub and shower unit over.

The apartment enjoys sealed unit double glazed windows, night storage heating and emergency pull cords in all rooms. Further benefits include, a communal residents lounge, pleasant well-maintained communal gardens and residents parking. The property is offered for sale in good clean decorative order and with immediate vacant possession.



At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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01903 770095
www.glyn-jones.com

24 Silverwood Close, Wakehurst Place, Rustington, Sussex BN16 3UZ



Outside – The property sits on well-maintained communal gardens, with residents parking on site.

Tenure – The apartment will be sold with the remainder of a 125 year lease from 1998, approximately 97 years to run. Ground Rent £607 per annum. Service Charge - £3405 per annum.

Silverwood court is available to occupants of 60 years of a age, or a couple where one party is 60 and the other at least 50. We understand residents pets will be considered.

You are advised to have all lease information clarified by your legal representative at the earliest opportunity.

Location –

Silverwood Court is situated within Rustington village centre, just a few hundred yards from The Street and its comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

Most other amenities are close to hand, including library, churches and medical centre, along with extensive leisure facilities.

The excellent 700 bus passes through the village and offers a regular service along the Coastline, as far as Brighton. Angmering mainline railway station is approximately a mile away.



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