



Flat 7, Thornton Court Guildford Road, Rustington - BN16 3JB

Guide Price **£155,000**

Flat 7

Thornton Court Guildford Road, Littlehampton

- Well presented ground floor flat
- Close to amenities and mainline railway station
- No onward chain
- Communal Gardens
- Allocated car parking
- Annual service charge £1106
- 88 years remaining on lease

This well presented one bedroom ground floor flat offers an excellent opportunity for first time buyers, investors, or those seeking a convenient base close to local amenities. Situated in a sought after residential area, the property is within easy reach of the mainline railway station, providing direct access to nearby towns and central London. The flat features a bright and airy living space, a fitted kitchen, a comfortable double bedroom, and bathroom. The property benefits from ample storage throughout and is offered with no onward chain, allowing for a straightforward purchase. With 88 years remaining on the lease and an annual service charge of £1106, this is a low maintenance home ideal for those seeking a hassle free move.

Outside, residents can enjoy access to well maintained communal gardens. The property further benefits from an allocated car parking space, ensuring convenience for residents and visitors alike. Located close to shops, transport links and local amenities. Early viewing is highly recommended to appreciate the quality and location of this attractive ground floor flat.

Council Tax band: A

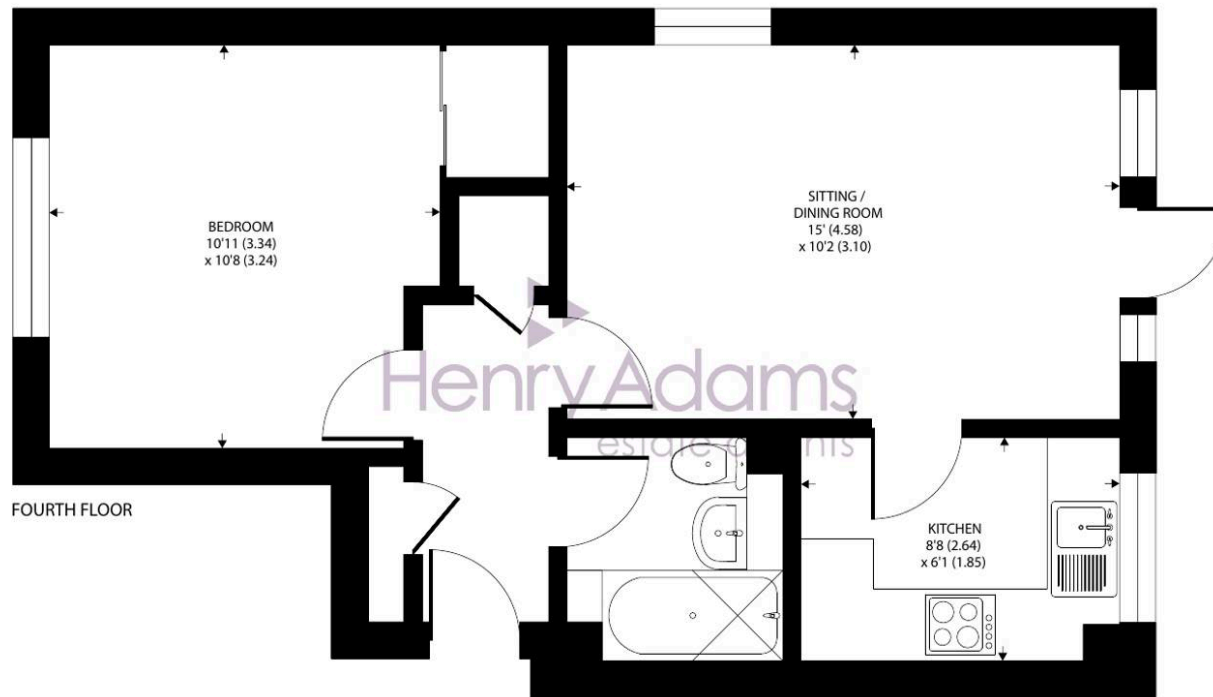
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Approximate Area = 431 sq ft / 40 sq m
For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.