



Silverwood Court, Wakehurst Place, Rustington, BN16

Guide Price **£125,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Passenger Lift
- Close to shops and amenities of the village
- First floor with bright accommodation
- Immaculate communal areas
- Residents parking on first come first serve basis
- Residents lounge
- Ample storage
- Shower room
- Spacious lounge

This well-presented one-bedroom first-floor retirement apartment is ideally positioned within a popular development in the heart of Rustington. The property offers comfortable, easily managed accommodation with lift access, modern electric heating and a 24-hour emergency alarm call system. Residents also benefit from a welcoming communal lounge, visiting development manager, attractive landscaped gardens and residents' parking. Conveniently located within easy reach of Rustington village centre, local shops, cafés, amenities and Woodlands Recreation Ground, this is an excellent opportunity for those seeking independent living within a friendly and well-established community.





Jacobs Steel are delighted to offer for sale this well-presented one-bedroom first-floor retirement apartment, ideally positioned within a popular and established development in the heart of Rustington. The property provides comfortable and easily managed accommodation, together with an excellent range of communal facilities and the reassurance of a 24-hour emergency alarm call system.

The apartment is conveniently situated on the first floor and is easily accessible via a passenger lift. Internally, the accommodation is well proportioned and comprises a welcoming entrance hall, a comfortable living room, kitchen, double bedroom and bathroom. Modern electric heating is installed throughout, whilst the property offers plenty of scope for a new owner to furnish and personalise the accommodation to their own taste.

The development has been designed to provide independent living whilst retaining a genuine sense of community. Residents have the use of a comfortable communal lounge, providing an ideal space to socialise with neighbours or simply relax, whilst a visiting development manager offers additional support and assistance when required. A 24-hour alarm call system provides further peace of mind.

Outside, the development is surrounded by attractive and well-maintained communal gardens, offering pleasant areas in which to sit and enjoy the warmer months. Residents' parking is also available within the development, adding further convenience for both homeowners and visitors.

The location is a particular feature, with Rustington village centre within easy reach and offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with larger supermarkets and a wide range of local services. Woodlands Recreation Ground is also just a short distance away, providing attractive open green space for leisurely walks and recreation.

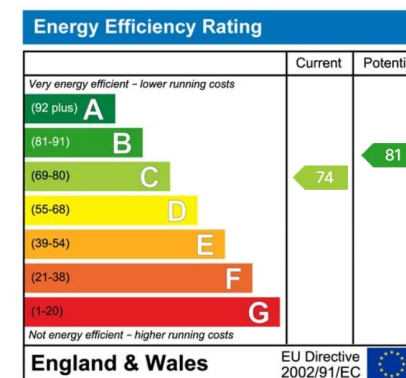
Rustington itself remains one of the area's most popular coastal villages, combining an excellent range of amenities with easy access to the seafront and surrounding West Sussex countryside. Nearby Angmering railway station provides regular services towards Worthing, Brighton and London, whilst the A259 and A27 provide convenient road connections along the coast towards Worthing, Brighton, Arundel and Chichester.

Offered for sale with no onward chain, this represents an excellent opportunity for those looking for a comfortable and manageable home within a well-regarded retirement development, conveniently placed for everything Rustington has to offer.

Age restrictions apply, with single residents required to be a minimum of 60 years of age. In the case of a couple, one resident may be younger but must be a minimum of 55 years of age.

Lease - 125 years from 1st May 1998





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.