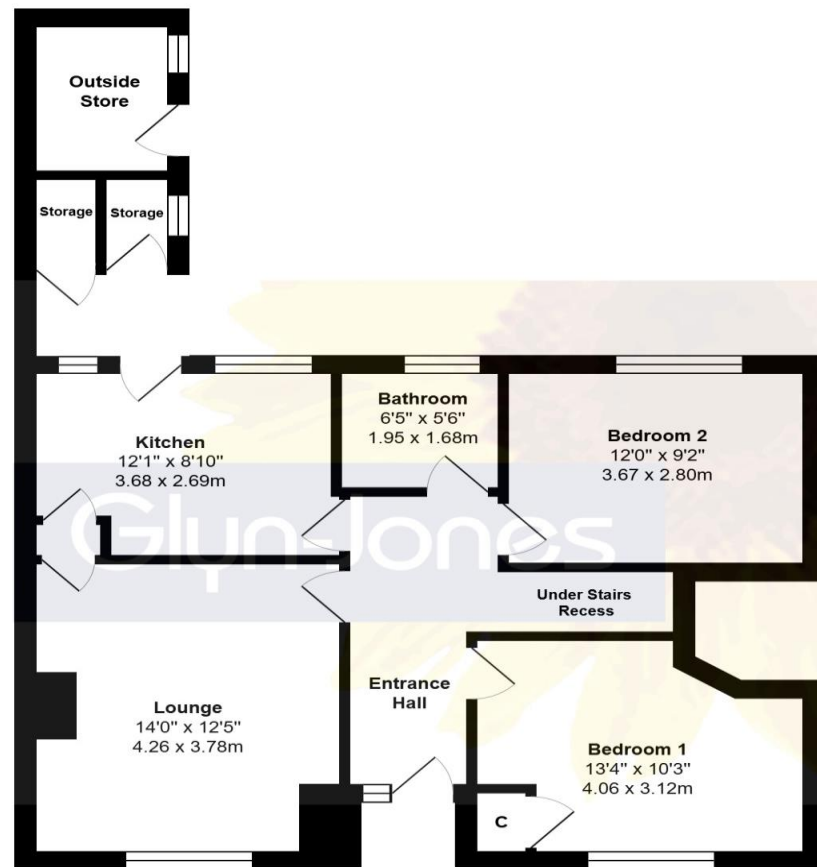




Ground Floor

Total Area: 737 ft² ... 68.5 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 2025

Council Tax Band: B Energy Efficiency Rating: C

Tenure: Leasehold – We are advised that there are approximately 113-years remaining on the lease (125 years from 13/4/2014). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Service Charge: £506.82 23/24 **Ground Rent:** £10.00 per annum



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

**33 Walders Road, Rustington, West
Sussex BN16 3PE**
£245,000 (Leasehold)

Glyn-Jones



An opportunity to purchase this spacious ground floor purpose-built apartment benefitting from private front and rear gardens, occupying a popular no through road.

This is an ideal property for downsizing or first-time purchase, benefitting from its own private entrance; two double bedrooms; living room; generous sized kitchen and bathroom/w.c.

A further feature is the private south facing rear garden, with three useful brick-built storage sheds. The front garden is enclosed and mostly laid to lawn.

Additional benefits include gas central heating; double glazing and low outgoings.



At an Average rating of
4.9/5



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www.glyn-jones.com

33 Walders Road, Rustington, West Sussex, BN16 3PE
£245,000 Leasehold



The property occupies a popular no-through road, within close proximity of Rustington's comprehensive shopping parade, as well as numerous other local amenities including Westcourt Medical Centre and library.

Public transport links are also close at hand, with the renowned 700 Coastliner bus service operating along nearby North Lane and Angmering mainline railway station, which provides a regular service to London Victoria, being found within approximately 2 miles. Most notably, the picturesque seafront is found within approximately 1 mile.



*Purpose built ground floor apartment,
benefitting from a private rear garden*

