



Ground Floor

Total Approx.Floor Area 721 ft² ... 67.0 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Tenure: Leasehold. We are advised that there are approximately 119 years remaining on the lease (125 years from 25/03/2020) You are advised to have this confirmed by your legal representative at your earliest opportunity.

Service Charge: £600.00 per annum to include buildings insurance

Ground Rent: £14.00 per annum

Council Tax Band: B Energy Efficiency Rating: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

3 Waverley Court, Waverley Road, Rustington, West Sussex, BN16 2DZ £300,000 (Leasehold)

Glyn-Jones



Nestled in the heart of Rustington village, this exceptional purpose-built ground floor garden apartment is part of an exclusive development of just four properties, carefully tucked away in a peaceful and highly sought-after location. Impeccably refurbished throughout to a high standard, the apartment boasts a beautifully presented interior and comes with the benefit of no onward chain.

Step inside via your own private entrance and discover a thoughtfully designed layout offering two spacious double bedrooms. The south-facing lounge is bathed in natural light and features double doors opening directly onto a private, enclosed rear garden.

The refitted kitchen is a true highlight, showcasing contemporary shaker-style units complemented by woodblock work surfaces, with some integral appliances included for convenience. A modern shower room, also refitted, continues the theme of quality throughout the property. Additional features include efficient gas central heating and double glazing for year-round comfort.

Outside, the property offers exceptional parking arrangements, including a garage with space to park in front, as well as a further separate parking space—ideal for visiting friends and family or multi-car households. With low outgoings and a long lease, this apartment represents a superb opportunity for those seeking easy village living.



At an Average rating of

4.9/5 ★★★★★



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Located just a short stroll from the vibrant village centre, residents can enjoy an array of amenities including independent shops, cafés and restaurants. The scenic Rustington seafront and greensward is also situated close by, while excellent transport links provide easy access to the surrounding towns of Worthing and Chichester.

This is an ideal home for downsizers, professionals, or those simply seeking a stylish, low-maintenance village lifestyle. Early viewing is strongly recommended to fully appreciate everything this outstanding apartment and location have to offer. Arrange your visit today.



spacious ground floor apartment, benefitting from an enclosed private rear garden