



Ground Floor

Total Approx. Floor Area 614 ft² ... 57.0 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 109-years remaining on the lease (125-years from 11/5/2009).

Maintenance Fee: approx. £4100.00 per annum

Ground Rent: £500.00

Energy Efficient Rating: C | **Council Tax Band:** D

You are advised to have the above information confirmed by your legal representative at your earliest opportunity.

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.

Rustington Office
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**6 Nordseter Lodge, Sea Lane,
Rustington, BN16 2RE
£150,000 (Leasehold)**



This ground floor retirement flat has been the subject of extensive recent refurbishment and is now offered for sale with the notable benefit of NO ONWARD CHAIN.

Briefly described, the accommodation comprises; two double bedrooms; a spacious dual aspect living room, with sliding doors to the communal garden; refitted kitchen; and a contemporary shower room.

Additional benefits include; modern electric heating; updated floor coverings throughout; security entry and emergency pull cord systems; non-allocated residents' parking; and access to well-maintained communal gardens. Notably, there is also a house manager on site weekdays between the hours of 9:30am-1:30pm.

The situation of Nordseter Lodge is a further attribute, being equidistant to Rustington's picturesque seafront and its comprehensive shopping parade.

Rustington also boasts an extensive range of amenities including; doctor's surgeries, dentists, vets, and a library; all of which can be found within an approximate 0.75-mile radius.



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6 Nordseter Lodge, Sea Lane, Rustington, West Sussex, BN16 2RE

£150,000



Public transport links are also close to hand, with a local bus service operating along Sea Lane, and two mainline railway stations - Angmering and Littlehampton - both found within an approximate 2-mile radius.

Centrally situated on the West Sussex Coast, Rustington stands almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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