



First Floor

Total Area: 767 ft<sup>2</sup> ... 71.3 m<sup>2</sup>

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 Jtm 2024

**Tenure:** Leasehold - We understand the property has approximately 114 years remaining of its 125-year lease (start date: 1/7/2014)

**Maintenance Charge:** £2354.95pa (2024) - paid in two 6-monthly instalments.

**Ground Rent:** £250.00pa

**Council Tax Band:** B

**Energy Efficiency Rating:** C

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.



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 assessed 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

## 5 Willow Court, Woodlands Avenue Rustington, West Sussex BN16 3EY £250,000 (Leasehold)

Glyn-Jones



East Elevation (flat to rear)

**Situated in a most convenient position for ease of access to the village centre and many important local amenities is this purpose-built first-floor apartment.**

Boasting particularly spacious and well-appointed accommodation predominantly set on a favourable westerly aspect, this property would suit many buyer-types from first-time buyers to downsizers.

In brief, the room arrangement consists of two double bedrooms, the larger of which benefits from an en suite shower room; a generous living room; fitted kitchen; and a separate bathroom/WC.

Additional attributes include gas central heating; uPVC double glazing; security entry phone system; lift service; and an allocated car parking space.

Rustington's comprehensive shopping parade, with its extensive range of independent retailers, coffee shops, and restaurants, is located within only 500 metres of the development, whilst the seafront is found in only approximately 1-mile.



At an Average rating of  
4.9/5 ★★★★★



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£250,000



*Boasting particularly spacious and well-appointed accommodation predominantly set on a favourable westerly aspect...*



Additionally, public transport links are close to hand, with several bus services, including the 700 route, operating along nearby The Street and Ash Lane; as well as Angmering mainline railway station, with its regular service to London Victoria via Gatwick, found in only approximately 1 mile.

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

