



Total Approx. Floor Area 614 ft<sup>2</sup> ... 57.0 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 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.



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**6 Nordseter Lodge, Sea Lane,  
Rustington, BN16 2RE  
£165,000 (Freehold)**

**Glyn-Jones**



**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.



At an Average rating of

**4.9/5** ★★★★★



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

£165,000



“ ... a spacious dual aspect living room, with sliding doors to the communal garden ...



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.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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