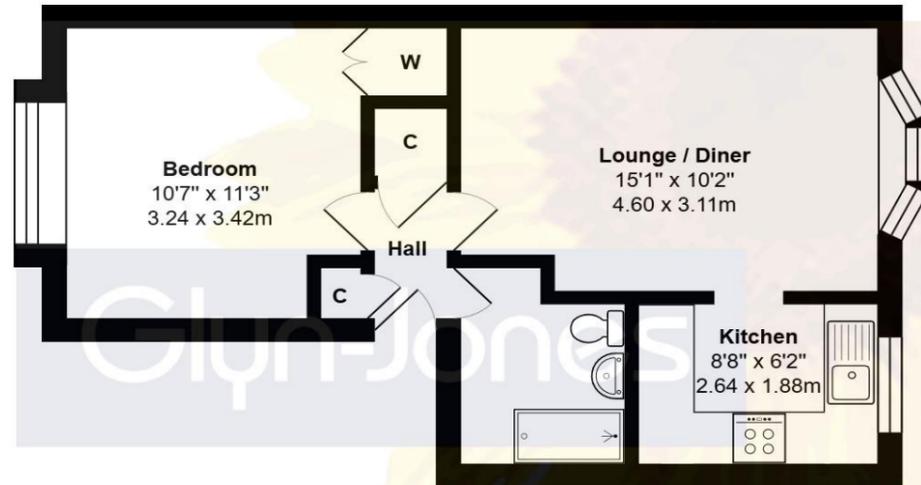


**18 Thornton Court, Guildford Road,  
Rustington, West Sussex, BN16 3JB  
£140,000 (Leasehold)**

**Glyn-Jones**



**Second Floor**

Total Area: 404 ft<sup>2</sup> ... 37.6 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 1st Image 2025

Tenure: Leasehold – We are advised that there are approximately 89 years remaining on the lease (125 years from 25/12/1989) You are advised to have this confirmed by your legal representative at your earliest opportunity.

Ground Rent: TBA

Service Charge: TBA

Council Tax Band: A

Energy Efficiency Rating: D

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 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



Occupying a popular residential location, this purpose-built second-floor apartment presents an ideal opportunity for first-time buyers/investors.

The property features a double bedroom with built in wardrobe, lounge/dining room, a separate kitchen, and a modern shower room/w.c. In addition, the property benefits from electric heating, double glazing, security entryphone and resident parking.

Whilst the apartment would benefit from some updating to suit individual tastes, it is offered with the benefit of no onward chain. The block itself is set within communal gardens and is within close proximity of Angmering mainline railway station.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

**4.9/5** ★★★★★



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# 18 Thornton Court, Guildford Road, Rustington, West Sussex, BN16 3JB

£140,000 (Leasehold)



Thornton Court is pleasantly and conveniently situated within this popular development, approximately 1.25 miles from Rustington village centre. The location also enables easy access to Angmering mainline railway station which provides a regular service to London Victoria via Gatwick; Willow Green Surgery and Station Parade shopping area; all of which can be found within a 0.25-mile radius. The picturesque seafront is located approximately 1.25 miles south of the property.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The comprehensive village centre offers a wide range of shops, banks, cafes, and restaurants, and is situated just south of the A259 which affords a link to the larger neighbouring towns of Bognor Regis and Worthing



*Offered for sale with the benefit of no onward chain*



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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