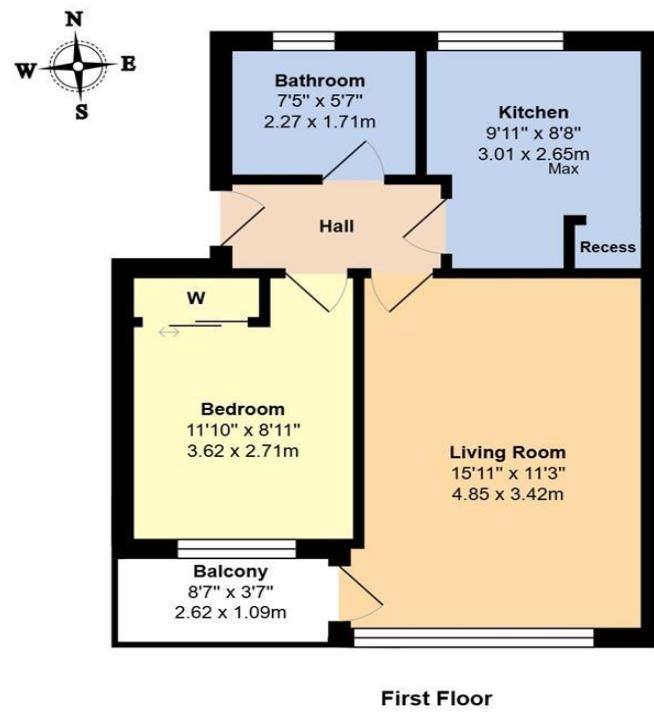




## 5 Trafalgar Court, Woodlands Ave. Rustington, West Sussex, BN16 3ES £170,000 (Leasehold)



Total Area: 464 ft<sup>2</sup> ... 43.1 m<sup>2</sup> (Excluding Balcony)

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 is held on the remainder of a 999-year lease from 25/3/2005)

**Maintenance Charge:** £1789.68pa (2024)

**Ground Rent:** £120.75pa

**Energy Efficiency Rating:** D

**Council Tax Band:** A

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.

WITH OVER...



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.



Offered for sale with NO ONWARD CHAIN is this purpose-built, first floor flat, conveniently situated within close proximity to the village centre.

Whilst refurbishment is required, the property boasts spacious accommodation, as well as the notable benefit of a SOUTH FACING SHELTERED BALCONY.

Briefly described, the accommodation comprises; one double bedroom, with a built-in wardrobe; generous living room; kitchen; and bathroom/WC.

Additional attributes include; gas central heating; double glazing; a security entry phone system; and a private garage.



Rustington Office  
01903 770095  
www.glyn-jones.com

# 5 Trafalgar Court, Woodlands Avenue, Rustington, BN16 3ES

£170,000 (Leasehold)



*... the notable benefit of a SOUTH FACING  
SHELTERED BALCONY.*



Trafalgar Court is ideally situated for ease of access to Rustington's comprehensive shopping parade, with its extensive range of shops, cafes and restaurants (approximately 0.2 miles).

Many other useful local amenities are also close to hand, including two GP's surgeries (Westcourt Medical Centre and The Coppice), the Woodlands Centre village hall, and the renowned 700 bus route. Furthermore, Rustington's picturesque seafront is found within an approximate distance of 1 mile, and Angmering mainline railway station is located within approximately 1.5 miles.

Rustington is centrally located on the West Sussex coast 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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