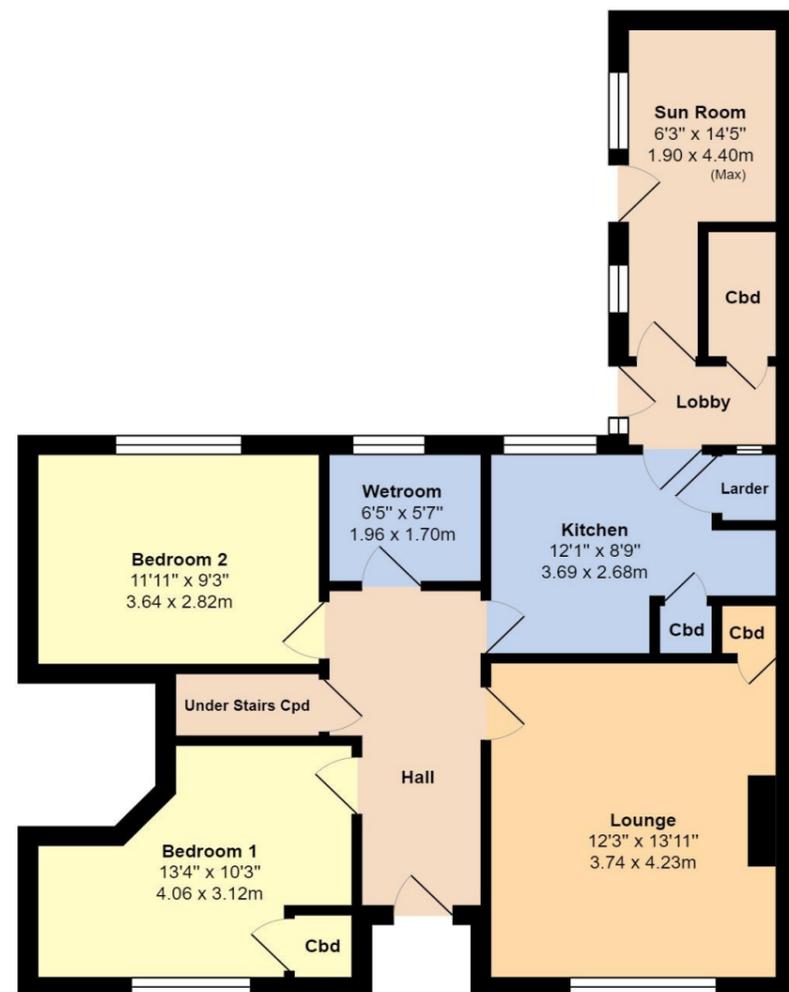


Walders Road, Rustington,  
BN16 3PE  
Offers in the region of £250,000



Total Area: 780 ft<sup>2</sup> ... 72.5 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 2022



An opportunity to purchase a spacious ground floor garden flat, located in a no through road within close proximity of Rustington village.

Benefitting from its own private entrance, two double bedrooms, lounge/dining room, kitchen, wet room/w.c and a sun room/office.

Externally the property benefits from a private south facing rear garden and enclosed front garden, which could offer the potential for off road parking subject to the necessary consents.

Further attributes include gas central heating, double glazing and low outgoings. In addition, the property is offered for sale with no forward chain.

**Council Tax Band: B**  
**Energy Efficiency Rating: D (67)**  
**Tenure: Leasehold 125 Years from 1989**  
**Service Charge 2020-2021: £170.70**  
**Ground Rent: £10.00 per annum**

## Walders Road, Rustington, BN16 3PE

'Offers In The Region of '£250,000



The property is conveniently situated within only approximately 0.5 mile of Rustington village's comprehensive shopping parade, which offers a wide variety of independent shops, café and restaurants and approximately 1 mile from its picturesque seafront. In addition, several bus routes, including the 700 Coastliner service, operate along nearby North Lane.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The village centre itself is located just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Two mainline railway stations at Angmering and Littlehampton can be found within an equivalent distance of approximately 2.5 miles, both of which provide a regular service to London Victoria via Gatwick.



*Spacious ground floor garden flat benefitting from its own private entrance*

