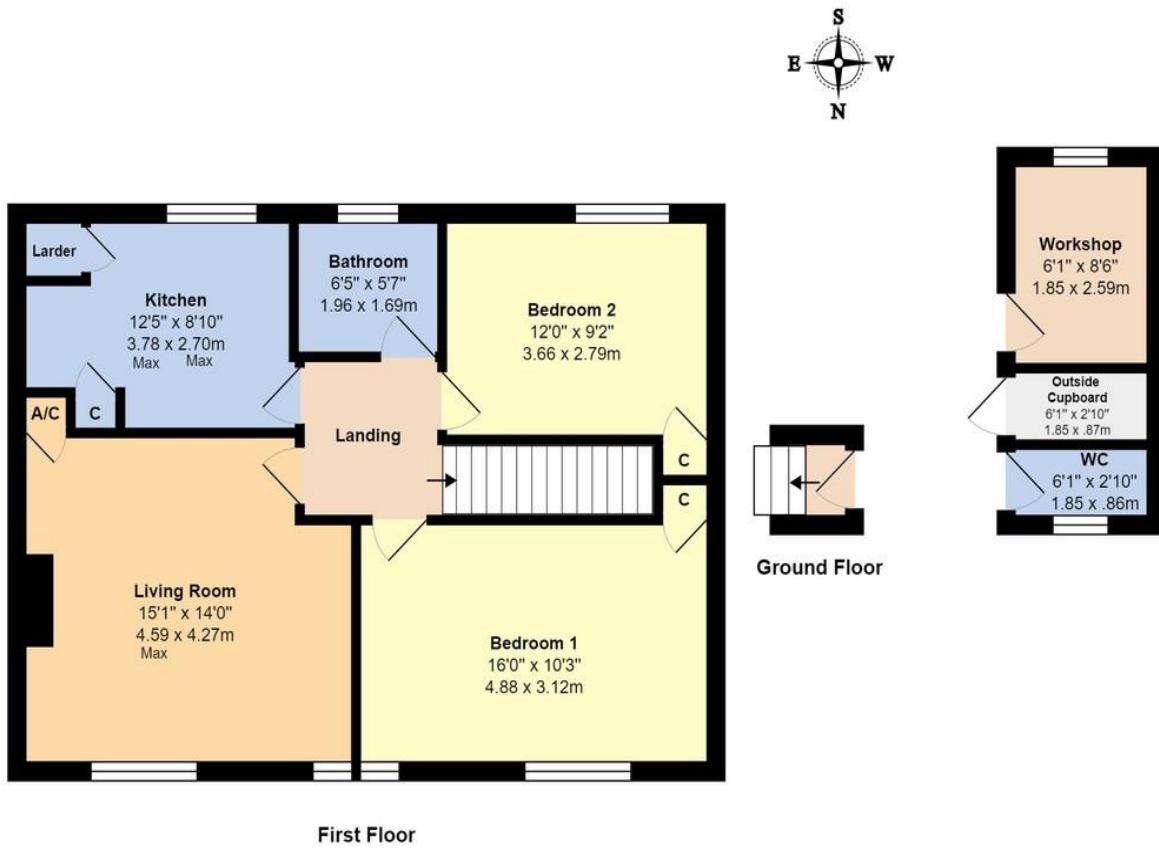




35 Walders Road, Rustington, BN16 3PE £225,000 (Leasehold)



Total Area: 834 ft² ... 77.5 m² (Includes Outbuildings)

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

TENURE: Leasehold (*term TBC*)

SERVICE CHARGES: *TBC*

GROUND RENT: £10.00pa

COUNCIL TAX BANDING: Band B

ENERGY EFFICIENCY RATING: D

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.



****NO ONWARD CHAIN** A purpose built first floor flat situated at the end of a 'no through' road within close proximity to the village centre and many other local amenities.**

Whilst some modernisation is required, the internal accommodation is generous in size and offers much potential for improvement.

Briefly described, the room configuration comprises; two double bedrooms, both with built-in storage; a spacious living room; kitchen; and a bathroom/WC.

Outside, there is private garden area with established borders; and three useful brick outbuildings, two of which provide extensive storage, the other a former outside WC.

Additional attributes include; gas central heating; double glazing; and a private entrance.

35 Walders Road, Rustington, Littlehampton BN16 3PE
£225,000 (Leasehold)



 *Own entrance and private garden*



The convenience of the location is an important aspect, being within only approximately 0.5 mile of Rustington's comprehensive shopping parade and 1 mile from the seafront.

Numerous local amenities are also close to hand including; Westcourt Medical centre; two primary schools; as well as several bus routes that 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 positioned just south of the A259, which enables 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 miles, both of which provide a regular service to London Victoria via Gatwick.

