



5 Willow Court Woodlands Avenue, Rustington, Littlehampton, BN16 3EY

£250,000

- Well Presented Purpose Built First Floor Apartment
- Situated in the Heart of Rustington Village
- Kitchen with Integrated Appliances
- Chain Free
- Two Double Bedrooms
- Allocated Parking Space to Rear + Visitors Parking
- 12'83 x 12'38 Master Bedroom with En-Suite
- Lift Served Building
- 17'3 Lounge/Diner
- Double Glazing & Gas Central Heating

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This modern and well-presented first-floor apartment is located in the heart of Rustington Village. It features two double bedrooms, including a spacious master with an en-suite. The property benefits from a lift within the building for added convenience, a 17'3 lounge/diner, a kitchen with integrated appliances, double glazing, and gas central heating. Additionally, it comes with an allocated parking space, visitor parking, and is offered chain-free.

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Council Tax Band: B

Tenure: Leasehold



KITCHEN

10'78 x 5'96

LIVING ROOM

17'4 x 12'03

BEDROOM ONE

12'83 x 12'38

ENSUITE

5'15 x 7'34

BEDROOM TWO

8'75 x 11'36

BATHROOM

7'7 x 5'9

SERVICE CHARGE

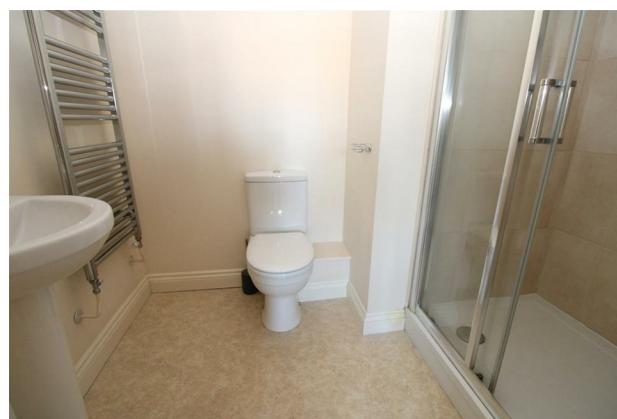
Approx £2,354.95 PA

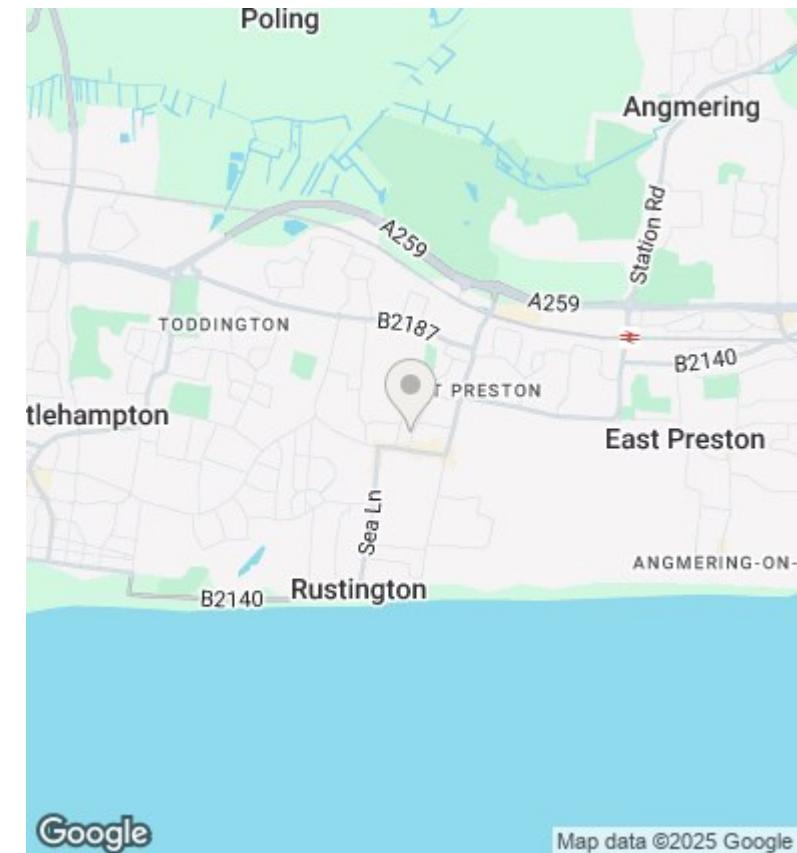
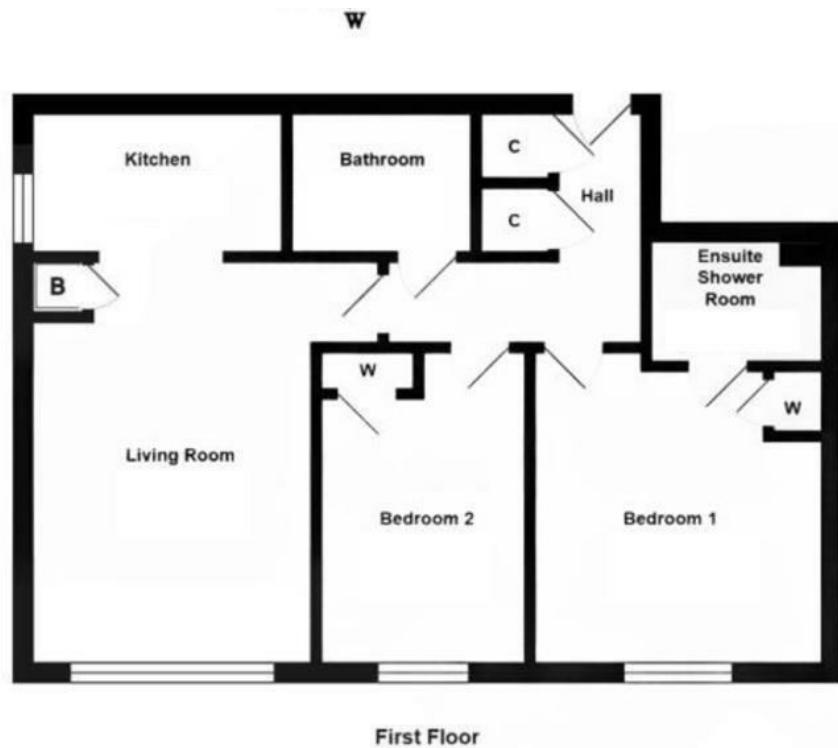
LEASE

We understand the property
has approximately 114 years
remaining of its 125-year
lease (start date: 1/7/2014)

GROUND RENT

£250 PA





Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.