

## **6 Nordseter Lodge**

**Sea Lane, Rustington, West Sussex, BN16 2RE**



**PRICE: £170,000**

**Lease: 125 years from 2009**

### **Property Description:**

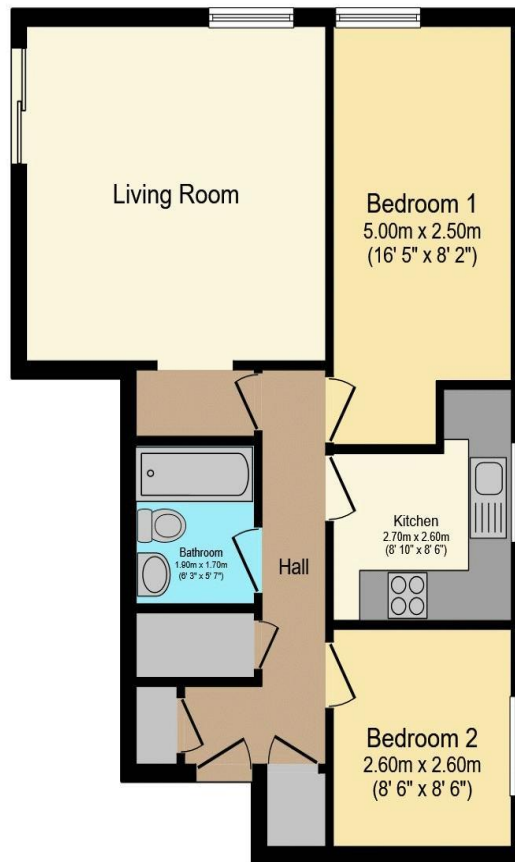
#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Nordseter Lodge comprises 27 properties arranged over 3 floors & a further four apartments arranged over two floors. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of the lease that the purchaser should be minimum of state pensionable age and spouse can be under that age. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- House Manager
- Communal Sun Lounge
- Resident & visitors parking (first come basis)
- Communal garden
- 24 hour emergency Careline system
- Communal lift and Stairs
- Lease 125 years from 2009



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 55.9 m<sup>2</sup> (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£500.00**

**Ground Rent Period Review:**

**2038**

**Annual Service Charge:**

**£3866.79**

**Council Tax Band:**

**D**

**Event Fees:**

**0.00 Transfer**

**0.00 Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.