



## The Martlets, Rustington, BN16 2UF

Leasehold

A Top-Floor Apartment • Two Double Bedrooms • LONG LEASE • South-Facing Balcony • Direct Sea Views from Both Bedrooms and Living Room • Garage en-Bloc • Fantastic Seaside Location! • Approx. 885 sq. ft (82.2 sq. m)

*Cooper Adams*

This top-floor apartment features two double bedrooms with stunning, uninterrupted sea views. The bright, south-facing balcony offers a perfect space to relax and take in the coastal scenery, which can also be enjoyed from the living room. Additional benefits include a garage, Rustington village only a mile away for local shops and eateries, and great commuter links nearby into neighbouring towns such as Arundel, Chichester and Worthing. Located just moments from the beach, this apartment is perfectly positioned for those seeking a quiet seaside lifestyle.

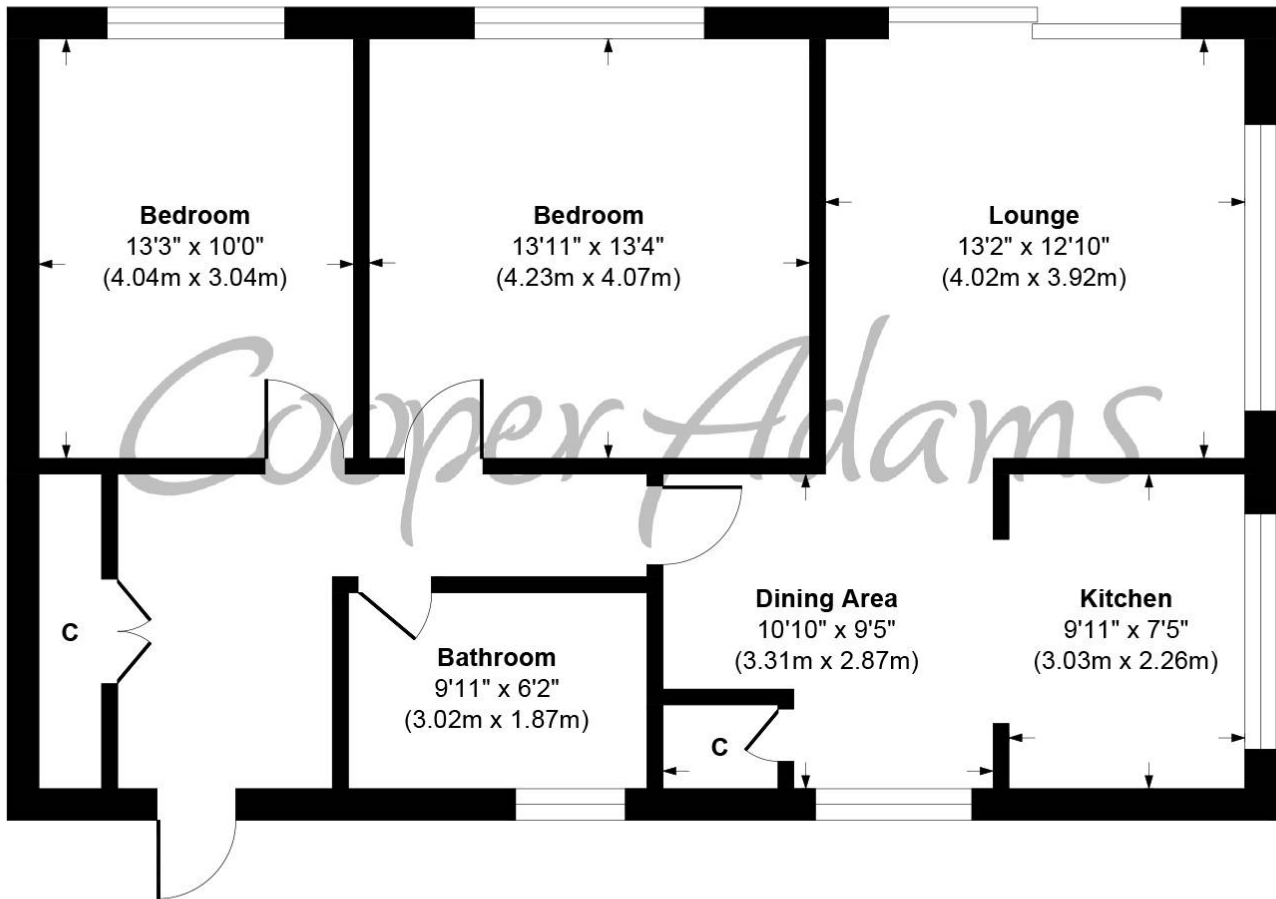
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





**The Martlets, Rustington**  
**Approx. Gross Internal Floor Area 885 sq. ft / 82.22 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: C, EPC Energy Efficiency Rating: E, EPC Environmental Impact Rating: D

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