



## Strand Court, Rustington, West Sussex, BN16 2NT

Guide Price **£380,000**





**Property Type:** Apartment

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

- Prime seafront position within a highly regarded development
- Spacious three-bedroom second-floor apartment with lift access
- Immaculate communal areas and secure, gated parking
- Private garage with electric up-and-over door
- Generous sitting/dining room ideal for entertaining
- Utility room (formerly cloakroom) – easily converted back if desired
- Close to Rustington village, East Preston, and coastal walks
- Convenient access to Worthing, Brighton, Chichester, London & Goodwood
- Private loft for storage
- Spacious kitchen

Jacobs Steel East Preston are delighted to present this superb three-bedroom second-floor apartment on Rustington's seafront. Located within the prestigious Strand Court development, it offers lift access, gated parking, a private garage and rare private loft space. Beautifully presented throughout, it's perfectly placed for coastal walks, village amenities, and easy access to Arundel, Goodwood and Angmering station.





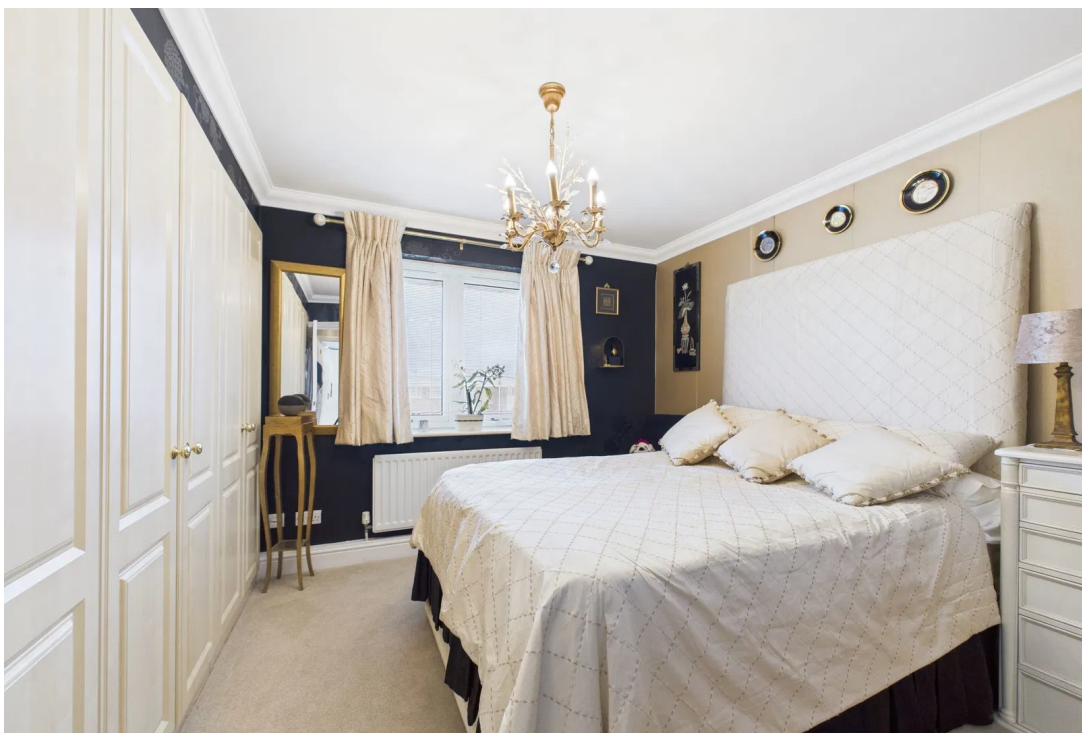


Jacobs Steel East Preston are delighted to offer for sale this superb three-bedroom second-floor apartment, enviably positioned directly on Rustington's sought-after seafront within the highly regarded Strand Court development.

Strand Court enjoys an enviable coastal setting, admired for its generous apartments, immaculate communal areas, lift service to all floors and secure gated parking. This particular apartment also benefits from its own garage with an electric up-and-over door, as well as a private loft space — a rare and valuable feature seldom found in apartments of this kind.

Beautifully presented throughout, the property offers bright and spacious accommodation with a welcoming entrance hall leading to a lovely dual-aspect living/dining room that opens onto a private balcony enjoying a coastal outlook. The well-fitted kitchen/breakfast room provides excellent storage and preparation space, perfect for relaxed entertaining. There are three well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes and an en-suite shower room, while the additional shower room is finished to a modern standard. The utility room, which was formerly a cloakroom, could easily be reinstated if desired, offering welcome flexibility for future owners.

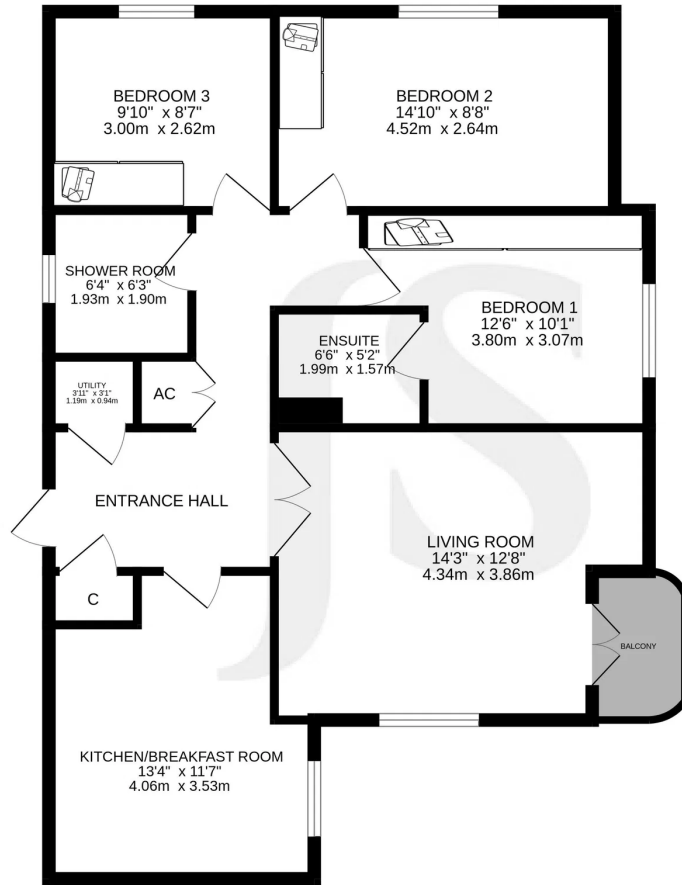
Outside, residents benefit from beautifully maintained communal gardens, gated parking and the peace of mind that comes with a well-kept, well-regarded building of this standing.



Perfectly located to enjoy the very best of coastal living, the apartment sits just a short stroll from Rustington's charming village centre with its excellent range of independent shops, cafés and restaurants. Nearby East Preston adds to the appeal with further amenities, greensward walks and seafront cafés such as the ever-popular Bluebird. The area is well connected, with Angmering mainline station providing direct links to London, Brighton and Chichester, while Goodwood and the historic town of Arundel are both within easy reach for those seeking culture, motorsport and countryside pursuits.

Offering the perfect blend of space, comfort and coastal lifestyle, this outstanding home is ideal as a full-time residence or an elegant seaside retreat.

2ND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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