



## 22 Forester Court, Overstrand Avenue, Rustington, Littlehampton, Asking Price £340,000

- SALE AGREED IN LESS THAN 48 HOURS
- THREE Double Bedrooms
- South Facing Covered Balcony
- Updated Double Glazing 2024
- Stunning First Floor Apartment with DIRECT SEA VIEWS
- Balance of 999 Year Lease
- Residents Parking & Garage En Bloc
- Extensively Modernised Throughout
- 25ft Open Plan Kitchen/Lounge/Diner
- Refitted Shower Room Benefitting from Under Floor Heating & Double Walk In Shower

# Overstrand Avenue, Littlehampton BN16 2JU

Discover the epitome of coastal living in this breathtaking first-floor apartment that boasts uninterrupted and DIRECT SEA VIEWS. Well designed and extensively modernised, with THREE Double Bedrooms, a generous 25ft Open Plan Kitchen/Lounge/Diner, and the advantage of a South Facing Covered Balcony.

As you step inside, be captivated by the seamless blend of contemporary design and timeless elegance. The living space is bathed in natural light, creating a welcoming ambiance that complements the sleek and modern interior. The kitchen, lounge, and dining areas seamlessly flow together, providing the perfect setting for entertaining or enjoying quiet moments with the family.

The masterfully refitted Shower Room is a sanctuary of relaxation, featuring underfloor heating and a Double Walk-In Shower. This exquisite touch adds a touch of luxury to your daily routine, creating a spa-like experience within the comfort of your own home.

Residents Parking & a Garage En Bloc, ensures convenience and security for your vehicles. The property also benefits from a generous lease, providing peace of mind with a Balance of 999 Years.

Surrounded by manicured Communal Gardens, the outdoors become an extension of your living space, offering a serene escape to unwind and connect with nature.

Indulge in the coastal lifestyle you've always dreamed of with this exceptional first-floor apartment, where modern luxury meets stunning sea views. Don't miss the opportunity to make this your new home.



Council Tax Band: D

Tenure: Leasehold



### KITCHEN/LOUNGE/DINER

25'5" x 14'11"

The heart of the home. This open plan dual aspect living space boasts views toward the sea from the south facing balcony. The kitchen is of modern design and features a freestanding island.

### BEDROOM 1

14'10" x 9'5"

A double master bedroom with built in wardrobes.

### BEDROOM 2

10'9" x 9'0"

The second bedroom also benefits from fitted wardrobes

### BEDROOM 3

12'6" x 7'5"

An additional double bedroom that could also work as a home office or dressing room depending on your needs.

### BATHROOM

11'7" x 5'8"

Featuring a walk in double shower enclosure and a double vanity. The marble effect tiles give a stunning modern feel.

### LEASE

Balance of 999 Years

### MAINTENANCE CHARGE

Approx. £1,500 pa

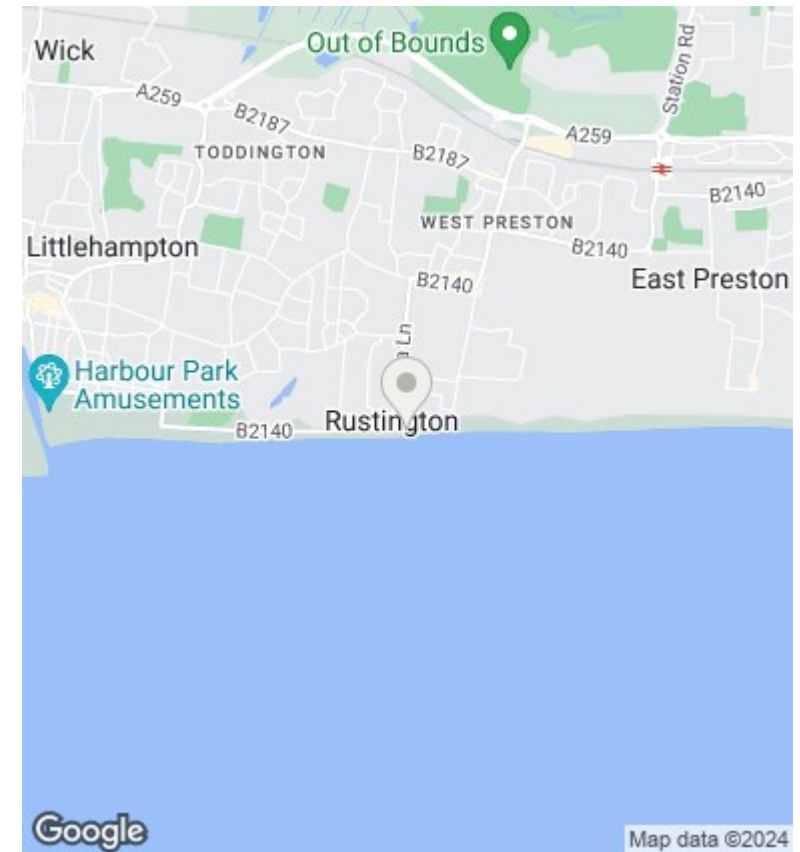
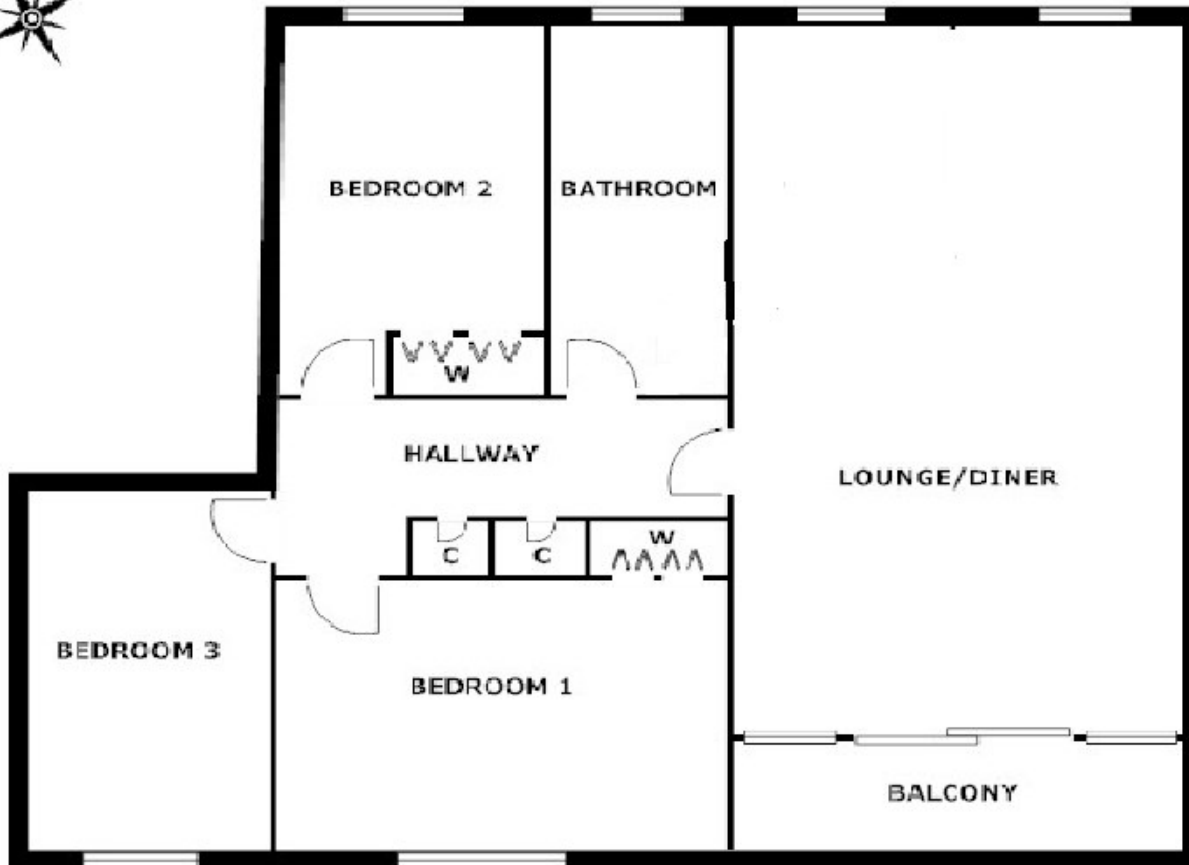
### Ground Rent

Peppercorn



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(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		
<b>England &amp; Wales</b>	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.