



Total Area: 797 ft² ... 74.0 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023

Council Tax Band: D

Energy Efficiency Rating: C

Tenure: Leasehold 999 years from 2005

Service Charge: £940.67 half yearly 2022/23

Lift maintenance charge: £201.80 half yearly

Buildings Insurance: £620.15 per annum



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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Apartment 7, Coast, Harsfold Road, Rustington, BN16 2QR £350,000 Leasehold



It is our pleasure to present this spacious first floor apartment pleasantly situated just off Rustington seafront, featuring a west facing balcony and garage.

This beautifully appointed property forms part of the highly regarded 'Coast' development, which was constructed in 2005 by reputable local developers, MJH Executive Homes.

Internally, the accommodation comprises; two double bedrooms, the master of which benefits from an ensuite shower room, and extensive range of built in wardrobes, whilst the second bedroom gives access to the aforementioned balcony, a sizeable double aspect lounge/dining room, with additional door to the balcony; stylish fitted kitchen incorporating a range of integrated appliances; and a bathroom/w.c with 'Jack and Jill' entry from the hallway and second bedroom.

Further qualities include; PVCu double glazing; security entry phone system; lift service; GARAGE with light and power and the appealing advantage of being sold on the remainder of a 999 year lease.

Attractive landscaped gardens surround the development, plus there are several visitor's car parking bays located at the rear.



At an Average rating of

4.9/5 ★★★★★



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Apartment 7, Coast, Harsfold Road, Rustington, BN16 2QR
£350,000 (Leasehold)

'Coast' is delightfully situated just off the seafront and approximately 1 mile from Rustington village centre, with its comprehensive range of shops, cafes, and restaurants. Furthermore, Littlehampton town centre can be found in an equivalent distance and offers an extensive shopping precinct, mainline railway station and a wide range of sea/river side attractions and eateries.

Additionally, a useful local bus service operates along Harsfold Road, and the picturesque Mewsbrook Park and Littlehampton Wave leisure centre can both be found within only 0.25 miles.



 *Spacious apartment with west facing balcony,
located just off Rustington seafront.*



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 



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