



Ground Floor

Total Area: 834 ft² ... 77.5 m² (Excluding Patio)

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 Jlm 2024

Council Tax Band: C

Energy Efficiency Rating: D

Tenure: Leasehold, with Share in Freehold

(we understand the property is held on the remainder of a 999-year lease from 29/9/1983)

Maintenance Fee: Approx. £2240.00pa

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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
01903 770095
rustington@glyn-jones.com

10 Churchill Court, Millfield Close, Rustington, West Sussex BN16 2JY

£325,000 (Leasehold, with Share in Freehold)



It is our pleasure to offer for sale this impressive, ground floor, seafront flat, beautifully situated within the highly regarded Millfield Overstrand development.

Internally, the property boasts bright, spacious, and extremely well-appointed accommodation that has been the subject of extensive refurbishment by the current owner within the last year.

Briefly described, there are two double bedrooms, both with built-in storage; a sizeable living room, with sliding doors to a south/east facing sheltered patio, as well as an opening through to a stylish re-fitted kitchen/dining room; and a contemporary shower room.

In addition to the sea views, further benefits include; PVCu double glazing; modern style electric heating; a security entry phone system; feature parquet flooring; a compound garage; and a share in the development freehold. Residents can also enjoy direct gated access via well-tended communal gardens onto Rustington's splendid greensward and picturesque beach front.



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£325,000



Rustington's comprehensive village centre, with its vast array of shops, restaurants, and numerous useful amenities, is found in only 0.75 miles distance. Additionally, a frequent local bus route operates along nearby Sea Lane; and two mainline railway stations, located at Angmering and Littlehampton, can both be found within an equivalent distance of approximately 2 miles.

Centrally positioned on the West Sussex Coast, Rustington is found almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.



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