



Second Floor

Total Area: 875 ft² ... 81.3 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 2024

Property Information

The apartment has a 999 year lease starting from 24th June 2019 (therefore there are 994 years remaining). In addition to this, all owners in the block benefit from a share of the freehold. Maintenance Charges: £3,520.00 per annum. Ground Rent: N/A

Council Tax Band - E
Energy Efficiency Rating - B81

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
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**22 Strand Court, Harsfold Road,
Rustington, West Sussex, BN16 2NT**
£420,000 – Leasehold with Share of Freehold



Introducing a rare opportunity to own a stunning Second Floor Seafront Apartment located on Rustington seafront. This tastefully designed property offers luxury living at its finest, with two double bedrooms boasting built-in wardrobes, a shaker style kitchen/breakfast room, and a south-facing living room providing breathtaking views out to The English Channel.

This exquisite apartment features a re-fitted shower room/w.c and an en-suite bathroom/w.c for added convenience. Situated in a private gated block, residents can enjoy the perks of a garage and well-maintained communal gardens. Step onto the large balcony accessible from both the living room and main bedroom, where the picturesque views of the sea create a tranquil setting for relaxation.

Benefitting from gas central heating, double glazing, and the remainder of a 999 year lease with share of freehold, this property is presented with no forward chain, making it an exceptional opportunity for those looking to secure their dream home by the sea.

Beyond the confines of this elegant residence, residents can explore the charm of Rustington seafront and its array of amenities including local shops, restaurants, and cafes. Nature lovers will appreciate the proximity to beautiful coastal walks and the stunning sandy beach just moments away.



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Strand Court was constructed in 1997 by renowned builder “Berkeley Homes” and is situated in a prime position, just off the seafront.

Rustington’s comprehensive village centre can be found within approximately half a mile, with most amenities close to hand, including library, churches and medical centre. The village offers comprehensive shops, including; Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The seafront offers extensive leisure facilities, including Littlehampton’s ‘Wave’ leisure centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way, whilst a useful bus service operates along Harsfold Road, with a stop just outside the entrance to the development,



“breathtaking views out to The English Channel”



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