



Total Area: 787 ft<sup>2</sup> ... 73.1 m<sup>2</sup> (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

**Tenure:** Leasehold, with Share in Freehold (we understand the property is held on a 999-year lease from 29/9/1983 – approx. 958-years remaining)

**Maintenance Fee:** £976.28 (current half-year fee)

**Council Tax Band:** C

**Energy Efficiency Rating:** F

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

**Lister Court, 59 Overstrand Avenue**  
**Rustington, West Sussex BN16 2JS**  
**£295,000** (Leasehold, with Share in Freehold)

**Glyn-Jones**



**A wonderful opportunity has arisen with the marketing for sale of this particularly bright and spacious top floor apartment, delightfully situated within the private Millfield Overstrand development, adjacent to the seafront.**

Boasting a fabulous southerly aspect and SEA VIEW, this property truly is ideal for those seeking to realise their dream of coastal living.

Briefly described, the accommodation comprises; two double bedrooms, both of which benefit from built-in wardrobes; a dual aspect living room, which gives access to a BALCONY; fitted kitchen; and a bathroom/WC.

Additional attributes include a sizeable hallway; double glazing; security entry phone system; a garage located in a nearby compound; access to well-maintained communal gardens; and a share in the freehold. Notably, the property is also offered with NO ONWARD CHAIN.



At an Average rating of

**4.9/5** ★★★★★



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**£295,000** (Leasehold, with Share in Freehold)



The outstanding seafront location is a key feature, but easy access is also afforded to Rustington's comprehensive village centre, with its vast array of shops, restaurants, and numerous useful amenities (approx. 0.75 miles).

Public transport links are close to hand, with a frequent local bus service operating along nearby Sea Lane, whilst two mainline railway stations - Angmering and Littlehampton - both 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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