

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.
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**9 Petworth Court, Rackham Road,
Rustington, West Sussex, BN16 2LF**
£340,000 – Leasehold with Share of Freehold

Glyn-Jones



Tenure: Leasehold with Share in Freehold (we understand the property is held on a 999 year lease with approximately 953 years remaining)
Maintenance Charge: £1,500.00 per annum (paid in 2 instalments of £750)
Building Insurance: £283.99 per annum (2024 bill)

Council Tax Band: C
Energy Efficiency Rating: C71

Boasting a stunning, panoramic view of the sea is this particularly bright and spacious, first floor apartment; pleasantly situated within the highly regarded Overstrand West development immediately adjacent to the seafront.

Internally, the property has been the subject to much improvement over recent years by the current owners, which includes a stylish refitted kitchen; refurbished shower room and new floor coverings throughout. The remainder of the accommodation comprises; three good size bedrooms, all with built-in storage; a generous, dual aspect living/dining room with direct access onto a sheltered, SOUTH/EAST ASPECT BALCONY, and a sizeable entrance hall with further recessed storage. Additional attributes include; gas central heating; double glazing; a security entry phone system; garage in compound and the important benefits of a long lease and share in the freehold.

Notably, the development is surrounded by very well-tended communal gardens, and there are a number of private resident's non-allocated parking spaces in close proximity.

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.

Glyn-Jones

Rustington Office
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rustington@glyn-jones.com



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



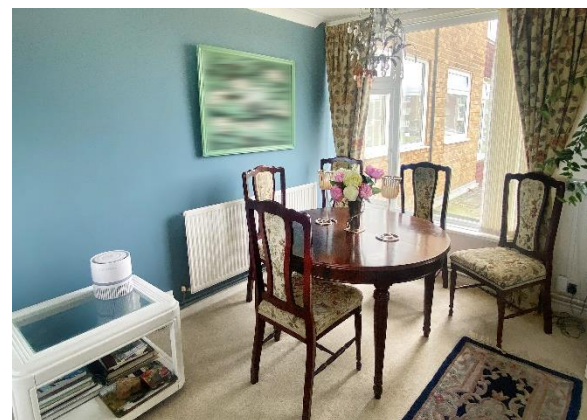
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The location of the property is a key feature, enabling easy access to Rustington's picturesque seafront and greensward, plus the comprehensive village centre, which is found within only approximately 0.75 miles.

Furthermore, a local bus service operates along Sea Lane, whilst two mainline railway stations (Angmering and Littlehampton) can be found within an approximate 2.5 mile radius.



“stunning, panoramic view of the sea”



WITH OVER... **500** COMPANY REVIEWS

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



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