



Total Area: 939 ft<sup>2</sup> ... 87.2 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

### Property Information

Tenure – Leasehold - 999 year lease from 29th September 1983 (therefore there are 958 years remaining). In addition, there is a share in the freehold.

Service Charge: £1,500.00 per annum (approximately)

Ground Rent: N/A

Council Tax Band - C

Energy Efficiency Rating – TBC

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.



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**5 Climping Court, Rackham Road,  
Rustington, West Sussex, BN16 2LQ**  
£260,000 – leasehold with Share of Freehold



**Second Floor Seafront Apartment | Three Bedrooms | Balcony With Seaviews | Requires Modernisation | Spacious Lounge And Separate Dining Room | Gas Central Heating | Garage | Residents Parking | Remainder of 999 Year Lease | Share Of Freehold | No Forward Chain**

Introducing this purpose-built second floor seafront apartment in the sought-after location of Rustington. With partially obstructed sea views from the balcony, this property offers three bedrooms, a spacious living room leading onto the balcony, a separate kitchen/diner, and a convenient shower room/w.c.

The apartment boasts gas central heating, double glazing, and comes with no forward chain. The added bonuses of a garage and residents' parking make this property even more desirable. Additionally, the remainder of a generous 958-year lease as well as having a share of the freehold ensures peace of mind for years to come.

With a generous size of 939 sqft, this property consists of three bedrooms and one shower room/w.c, making it an ideal family home or investment opportunity. Although requiring modernisation, the potential that this property holds is endless.



At an Average rating of

**4.9/5** ★★★★★



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## 5 Climping Court, Rackham Road, Rustington, West Sussex, BN16 2LQ £260,000 – Leasehold with Share of Freehold



Location – Conveniently situated just 0.8 miles from the centre of Rustington village, residents can enjoy easy access to local amenities. Rustington seafront is a mere 100 metres away, perfect for leisurely strolls along the coast.

For those needing to commute, Angmering mainline railway station is just 2 miles away, offering a direct route to London Victoria.



Don't miss out on the chance to view this seafront gem in Rustington. Book your viewing today and envision the endless possibilities that await in this coastal retreat.



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