



Total Area: 732 ft<sup>2</sup> ... 68.0 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 2025

**Tenure:** Leasehold - we understand the property is held on a 189-year lease, with approximately 131-years remaining (start date: 24/6/1967)

**Maintenance Fee:** £1302.46 per annum

**Ground Rent:** £15.76 per annum

**Energy Efficiency Rating:** D

**Council Tax Band:** B

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 conducted 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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**24 Harsfold Close, Rustington,  
West Sussex, BN16 2QQ  
£215,000 (Leasehold)**

**Glyn-Jones**



**Offered for sale with NO ONWARD CHAIN is this purpose-built top floor flat positioned within a popular block located close to the seafront.**

Whilst modernisation and improvement would be required, the accommodation is bright and spacious, with the room arrangement comprising: two double bedrooms, both with built-in storage; a lounge with sliding doors that enable access to a WEST FACING BALCONY BOASTING SEA GLIMPSES; sizeable kitchen/dining room; shower room, and a separate WC.

Additional attributes include: double glazing; a private garage located to the rear of the development, and an extended lease.

The delightful situation within a small cul-de-sac is a key attribute, being within only a few hundred metres of Rustington's picturesque seafront/promenade, and approximately 1 mile from the village centre, with its vast array of shops, restaurants, and numerous other useful amenities.



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



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£215,000 (Leasehold)



Furthermore, the charming Mewsbrook Park, as well as Littlehampton Wave leisure centre, can both be found within only 0.25-miles, plus there is a handy local bus service operating along neighbouring Harsfold Road.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately miles and offers a regular service to London Victoria via Gatwick.



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WEST FACING BALCONY BOASTING SEA GLIMPSES...

