



Ground Floor

Total Area: 1000 ft² ... 92.9 m² (Excluding Patio)

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 - 999 years from 2003 with a share in freehold

Service Charge: 2025 £900.00 half yearly

Council Tax Band: D

EPC Rating: C



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
rustington@glyn-jones.com

2 Emmabrook Court, Sea Road, Rustington, West Sussex, BN16 2NG £335,000 (Leasehold)

Glyn-Jones



We are delighted to offer for sale, this superb ground floor apartment situated opposite Rustington's picturesque seafront.

Offering bright and spacious accommodation and boasting two generously sized bedrooms with built-in wardrobes, with the added flexibility of a third bedroom or study, this property provides ample space for comfortable living.

A further fine benefit of the apartment is the south and west facing lounge, flooded with natural light and featuring doors that open to an enclosed sunroom and a private patio, perfect for enjoying the outside. Additionally there is a separate dining room and a double aspect kitchen, refitted with a range of shaker style units, granite work surfaces and integral appliances.

The property also includes a well-appointed bathroom/w.c, a separate cloakroom, gas heating and double glazing throughout.

Outside is a garage with light and power, visitor parking and well-maintained communal gardens which surround the development.



At an Average rating of

4.9/5 with five yellow stars



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2 Emmabrook Court, Sea Road, Rustington, BN16 2NG
£335,000 (Leasehold)



Emmabrook Court is situated in a front line position, directly opposite Rustington seafront and within a few yards of Mewsbrook Park with café and boating lake, the ‘Wave’ swimming centre and popular Beach café and water sport facilities.

Situated equidistant to Rustington Village with its extensive range of independent retailers, Post Office and Doctor’s Surgery and Littlehampton town centre, with its mainline railway station and variety of seafront and riverside attractions, both of which are located within an approximate 1.5 mile radius.

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 neighbouring towns of Bognor and Worthing.



*spacious ground floor seafront apartment
featuring a private south facing patio*

