



Total Area: 877 ft² ... 81.4 m² (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 Jm 2025

**Tenure: Leasehold, with Share in Freehold** – We are advised that there are approximately 953 years remaining on the lease (999-years from 29/09/1983). You are advised to have this confirmed by your legal representative at your earliest opportunity.

**Maintenance/Service Fee:** £1560 per annum (2025)

**Energy Efficient Rating: C | Council Tax Band: C**

**AGENT'S NOTE:** Pets are not permitted at this development



Rustington Office  
01903 770095  
rustington@glyn-jones.com

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.

**9 Climping Court, Rackham Road,  
Rustington, West Sussex, BN16 2PW**  
**£280,000** (Leasehold, with Share in Freehold)

**Glyn-Jones**



**We are delighted to present this bright and spacious first floor apartment to the market, boasting a SOUTHERLY FACING SEA VIEW from a recessed balcony.**

Briefly described, the accommodation comprises; three bedrooms; a generous triple aspect lounge/dining room; kitchen, and a contemporary shower room.

Additional attributes include gas central heating; double glazing; a security entry phone system; striking parquet flooring (the majority of which is under carpets); access to well-maintained communal gardens, and a private garage located within a nearby compound. Notably, the property is also sold with NO ONWARD CHAIN.

The property forms part of the highly regarded Overstrand West development, which not only enables easy access to the seafront, but is also within only 0.75-miles of Rustington's comprehensive 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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£280,000



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.



...boasting a SOUTHERLY FACING SEA VIEW from a recessed balcony.

