



Ground Floor

Total Approx. Floor Area 828 ft² ... 76.9 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jtm 2025

Tenure: Leasehold, with Share in Freehold – We are advised that there are approximately 956-years remaining on the lease (999-years from 29/09/1983).

Maintenance Fee: approx. £2453.97 per annum (inc. buildings insurance)

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

You are advised to have the above information confirmed by your legal representative at your earliest opportunity.



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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 carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Jellicoe Court, 84 Overstrand Avenue
Rustington West Sussex, BN16 2JT
£325,000 (Leasehold, with Share in Freehold)

Glyn-Jones



Boasting a wonderful VIEW OF THE SEA from its private sheltered patio is this well-appointed ground floor flat, which we are now offering for sale with the added benefit of NO ONWARD CHAIN.

Briefly described, the bright and spacious accommodation is configured with; two double bedrooms, both with built-in storage; a feature open-plan lounge/kitchen/diner encompassing a stylish range of fitted units and sliding doors to the aforementioned patio; and a 4-piece bathroom.

Additional attributes include gas central heating; double glazing; security entry phone system; a garage situated within a nearby compound; and the notable benefits of a share in the freehold and the remainder of a 999-year lease.

The enviable position of the property, adjacent to Rustington's picturesque seafront/greensward, is an undeniable quality, but easy access is also afforded to its comprehensive village centre, offering a vast array of shops, restaurants, and numerous useful amenities (approx



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Furthermore, public transport links are close to hand, with a frequent local bus service operating along nearby Sea Lane, as well as 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.

