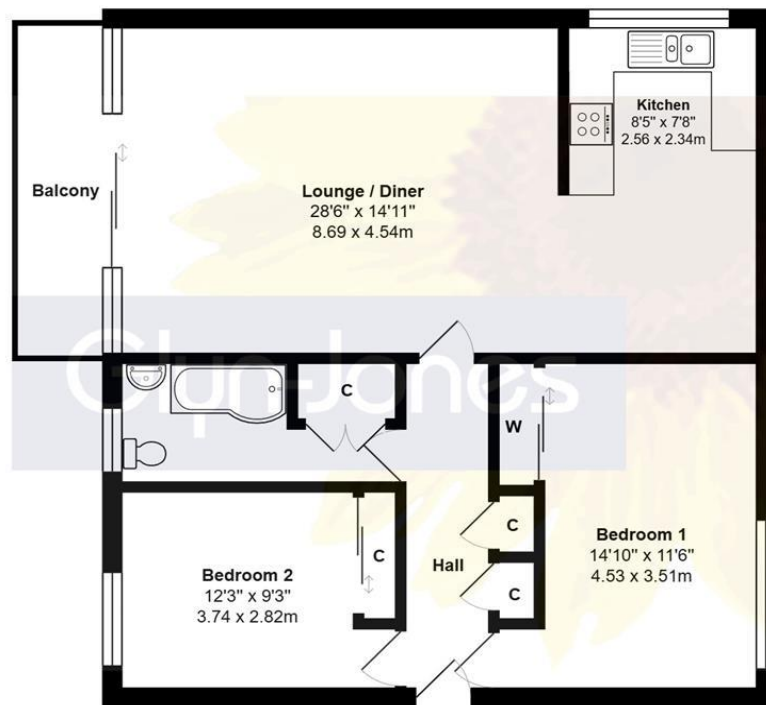


## 27 Beaufort Court, Millfield Close, Rustington, West Sussex, BN16 2JZ £335,000 (Leasehold)

Glyn-Jones



Second Floor

Total Approx. Floor Area 863 ft<sup>2</sup> ... 80.2 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 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 1st Image 2025

Tenure: Leasehold with a share in the Freehold. We are advised that there are approximately 957 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.

Buildings Insurance: TBC Service Charge: £1037.79 half yearly 2025

Council Tax Band: C Energy Efficiency Rating: F

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  
rustington@glyn-jones.com



We are delighted to offer for sale this purpose-built apartment located on Rustington Seafront, directly opposite the scenic greensward. Boasting breathtaking views of the English Channel, this top-floor residence offers the ultimate seaside living experience.

Step into the spacious lounge/dining room, with access to a balcony overlooking the greensward and beach front. The refitted kitchen/dining room features shaker style units and integral appliances, all with stunning sea views and space for a dining table and chairs. The property also includes two generously sized double bedrooms, each with built-in wardrobes, as well as a modern refitted bathroom.

Parquet flooring and double glazing enhance the charm and comfort of this coastal retreat. Residents can enjoy well-maintained communal gardens, as well as convenient residents parking and a garage located nearby. This property is offered with no onward chain, and we highly recommend booking a viewing to fully appreciate its size and prime location.



At an Average rating of

4.9/5 ★★★★★



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£335,000 (Leasehold)



Conveniently situated near a variety of local amenities and restaurants, weekend leisure can be spent exploring the vibrant seaside town. Whether you're walking along the waterfront or enjoying a meal at a nearby café, the best of coastal living awaits at this exceptional property by the sea.

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.



 *Spacious top floor apartment with balcony benefitting from exceptional sea views*

