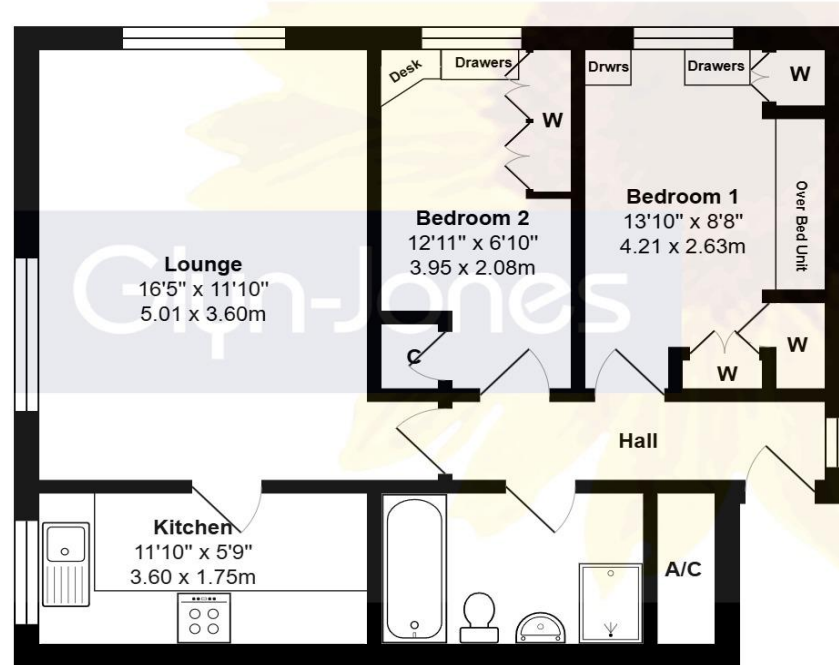


Glyn-Jones

**11 Richmond Court, Sea Lane,
Rustington, BN16 2TJ**
£180,000 (Leasehold)



First Floor

Total Approx. Floor Area 621 ft² ... 57.7 m²

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 – We are advised that there are approximately 152 years remaining on the lease (**You are advised to have this confirmed by your legal representative at your earliest opportunity**).

Maintenance Fee: £4324.38 24/25

Ground Rent: N/A

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

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

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com



An opportunity to purchase this purpose-built retirement apartment, forming part of this popular development conveniently located within close proximity to Rustington village and seafront.

The property is beautifully presented throughout, having undergone much improvement by the current owner, featuring a double aspect lounge/ dining room; two bedrooms both with generous built in storage; a recently refitted kitchen and bathroom with both bath and walk-in shower.

In addition, the property benefits from a house manager on weekdays, and a 24-hour emergency Apello call system for added security. Residents can take advantage of a communal lounge and conservatory that overlook the well-tended gardens.

Furthermore, the apartment benefits from a recently extended lease, electric heating, double glazing and non -allocated residents parking.

Located just a stone's throw away from the charming Rustington village and picturesque seafront, this apartment boasts a prime location. Residents can enjoy leisurely walks by the coast, exploring local shops, cafes, and restaurants, or simply enjoying the peaceful surroundings.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

11 Richmond Court, Sea Lane, Rustington, BN16 2TJ
£180,000 (Leasehold)



Bright and spacious apartment, recently updated throughout

Rustington boasts a comprehensive shopping parade, as well as a wide range of useful local amenities, including doctor's surgeries, dentists, and a library, all of which can be found within a 0.25-mile radius. Importantly, a local bus service stops almost immediately opposite the communal entrance.

Centrally situated on the West Sussex Coast, Rustington stands 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, two mainline railway stations, located at Angmering and Littlehampton, can be found within an approximate 2-mile radius, both of which offer a regular service to London Victoria.

