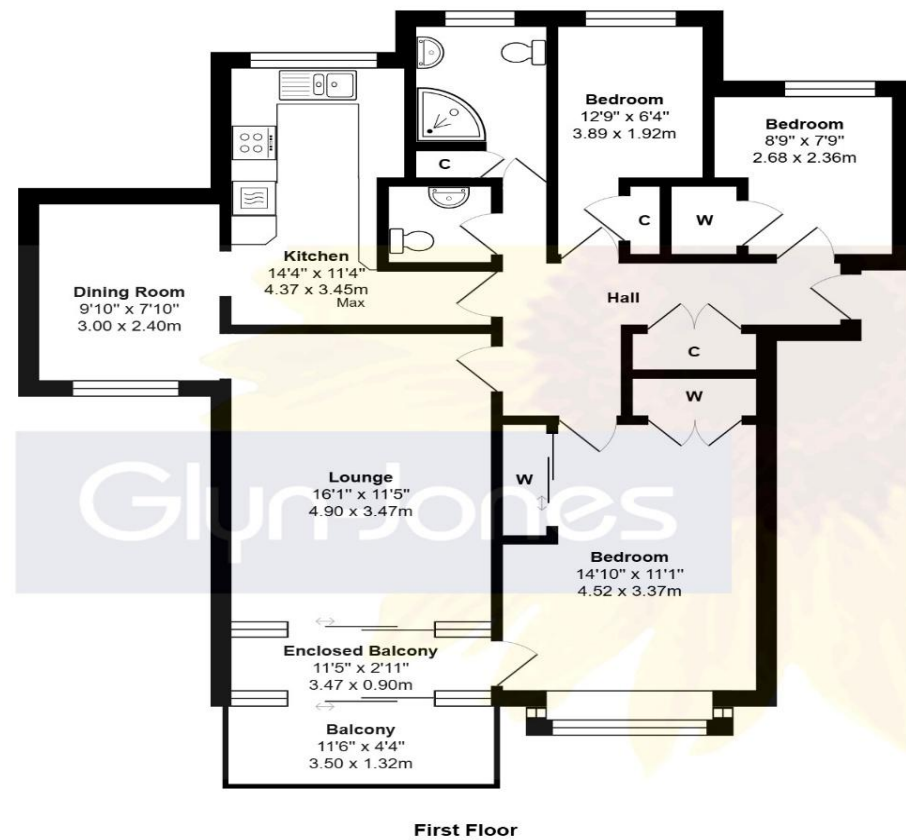




Total Area: 983 ft² ... 91.3 m² (Excluding Balcony)

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 1st Image 2026

Tenure: Leasehold We are advised that there are approximately 976 years remaining on the lease 999 years from 22/06/2003).

Maintenance Fee: £2,000 per annum 2025/26 to include buildings insurance paid half yearly.

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

AGENT'S NOTE: We understand that Leaseholders are members of Emma Brook Court Limited, which is a Company Limited by Guarantee, requiring no Shares.

You are advised to have this confirmed by your legal representative at your earliest opportunity.

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

9 Emma Brook Court, Sea Road, Rustington, BN16 2NG “Offers Over” £300,000 (Leasehold)

Glyn-Jones



Enjoy coastal living at its finest with this purpose-built first floor apartment, commanding uninterrupted views across Rustington seafront. Perfectly positioned directly opposite the shore, this well-presented home features bright and spacious accommodation, offering a relaxing retreat moments from the beach.

Step into a spacious entrance hall featuring generous built-in storage, setting the tone for the well-planned layout that follows. The inviting lounge, complete with sliding doors to an enclosed balcony, is designed to take full advantage of the stunning seascapes. The main bedroom also enjoys access to this balcony, as well as a lovely bay window framing the spectacular vistas. Additional sliding doors open to an external balcony.

The separate dining room, accessible from the lounge and kitchen also overlooks the shoreline—making every meal a scenic occasion. This apartment features three bedrooms, all offering built-in storage, with the larger benefitting from two double ‘floor-to-ceiling’ wardrobes; whilst the kitchen is fitted with plentiful cupboards for maximum practicality. The modern, fully tiled shower room and a separate WC offer style and convenience.

Added benefits include a secure entry phone system, a private garage, with electric ‘up & over’ door, non-allocated visitor parking, and the remainder of a long lease, plus the advantage of no onward chain.

Embrace the best of coastal living in this impressive, move-in ready apartment. Arrange a viewing today and experience the breathtaking sea views for yourself.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

9 Emma Brook Court, Sea Road, Rustington, BN16 2NG
“Offers Over” £300,000



Emma Brook Court is situated directly opposite Rustington seafront and within just a few hundred yards of picturesque Mewsbrook Park, which encompasses some beautiful art deco features, café, and boating lake; the ‘Wave’ leisure centre, with swimming pools and fully equipped gym; and the popular Beach café, with its numerous water sport facilities.

The development is 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 larger towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



 *Spacious and well presented apartment
affording uninterrupted sea views* 