



**6 Beach Court, 39 Harsfold Road,  
Rustington, West Sussex, BN16 2QF  
£250,000 – Leasehold**



#### Property Information

Tenure – Leasehold - 999 year lease from 1<sup>st</sup> November 1961 (therefore there are 935 years remaining).

Service Charge: £332.50 per quarter.

Ground Rent: TBC

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

Energy Efficient Rating: D62

Council Tax Band: B

WITH OVER...



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.



Rustington Office  
01903 770095  
rustington@glyn-jones.com

Situated just 250 metres from Rustington's picturesque seafront, this spacious ground floor apartment offers a tranquil coastal lifestyle in a highly sought-after location. Boasting two double bedrooms, a private entrance, and a garage, this purpose-built property is the perfect seaside retreat.

Step inside to discover a south-facing lounge/diner, modern kitchen, and a re-fitted shower room/w.c, all presented in immaculate condition. The kitchen even features an additional entrance door leading back to the garage compound. Outside, a south-facing patio and communal lawn gardens provide ample outdoor space to relax and enjoy the sea air.

With a remainder of a 999 year lease (935 years remaining), this well-presented apartment is the perfect opportunity for those seeking a peaceful coastal lifestyle with all amenities at their doorstep. Don't miss out on the chance to view this fantastic property – book your viewing today.



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Conveniently located just 0.7 miles from the centre of Rustington village, residents will benefit from easy access to a comprehensive range of shops, including a Waitrose supermarket.

For those looking to explore further afield, the property is situated directly next to a bus stop on the No.9 route, and Angmering train station is only 2 miles away, offering direct routes to London.



*“Situated just 250 metres from Rustington's picturesque seafront”*

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



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