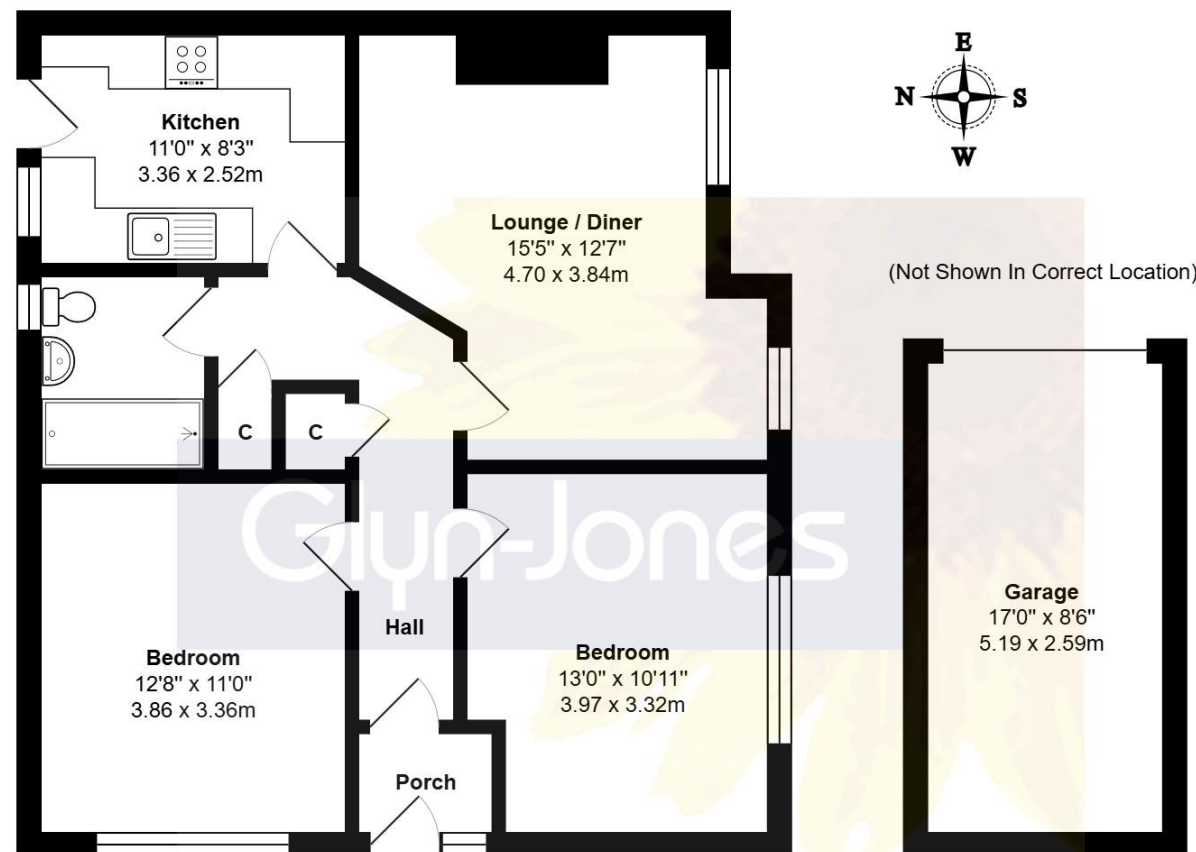


**6 Beach Court, 39 Harsfold Road,  
Rustington, West Sussex, BN16 2QF**  
£250,000 – Leasehold

**Glyn-Jones**



**Ground Floor**

Total Approx. Floor Area 888 ft² ... 82.5 m² (Includes Garage)

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

**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



Rustington Office  
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.

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.



At an Average rating of  
4.9/5 ★★★★★



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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”*