



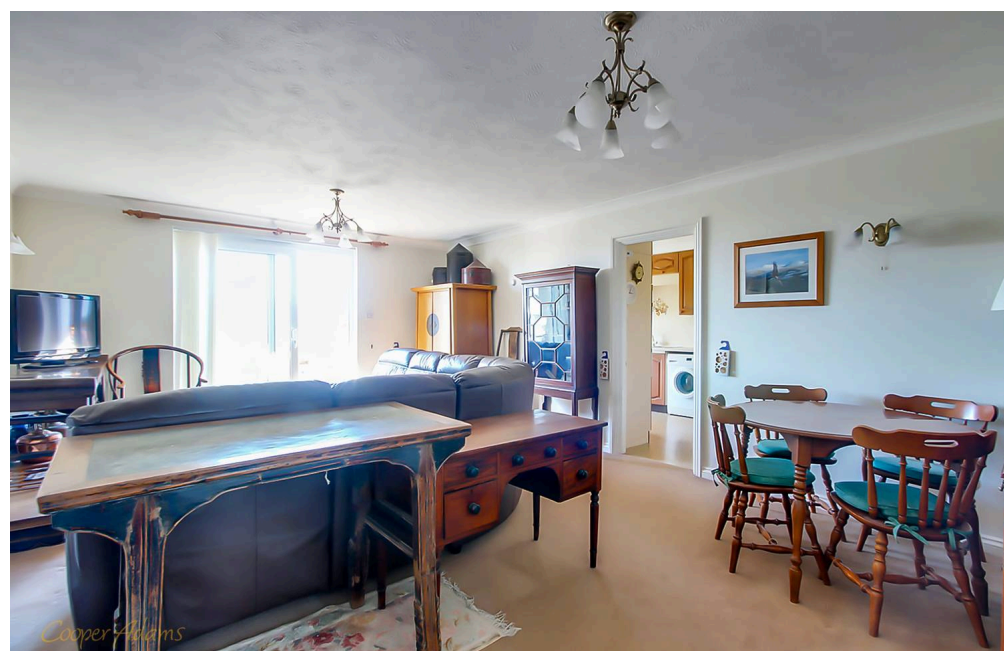
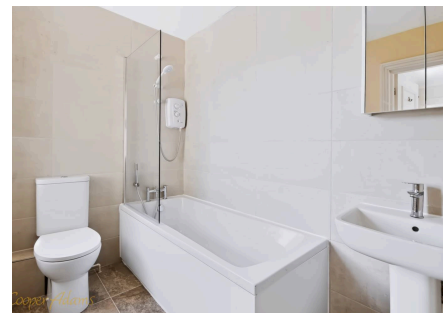
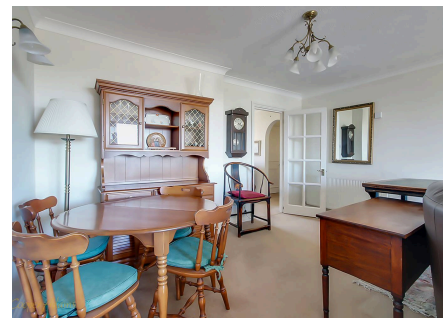
Broadmark Lane, Rustington, BN16 2JF

Share of Freehold

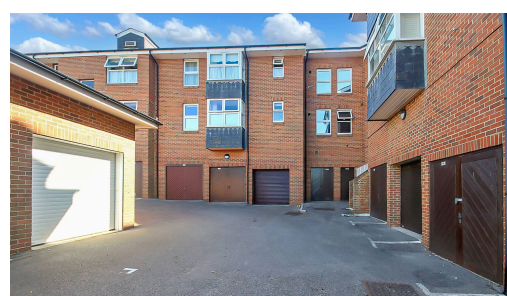
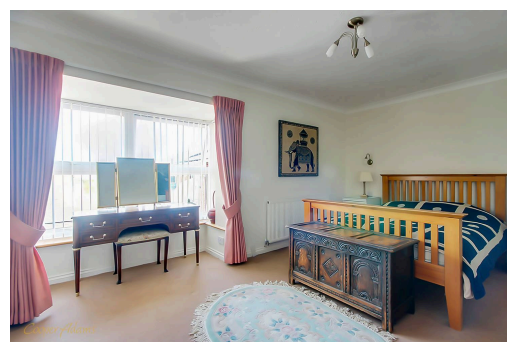
Two Double Bedrooms with Built-in Wardrobes • A Second-Floor Apartment • Balcony with Sea Views • No Onward Chain! •
LONG LEASE • Garage En-Bloc • Residents Parking • Approx. 1076 sq. ft (99.9 sq. m)

Cooper Adams

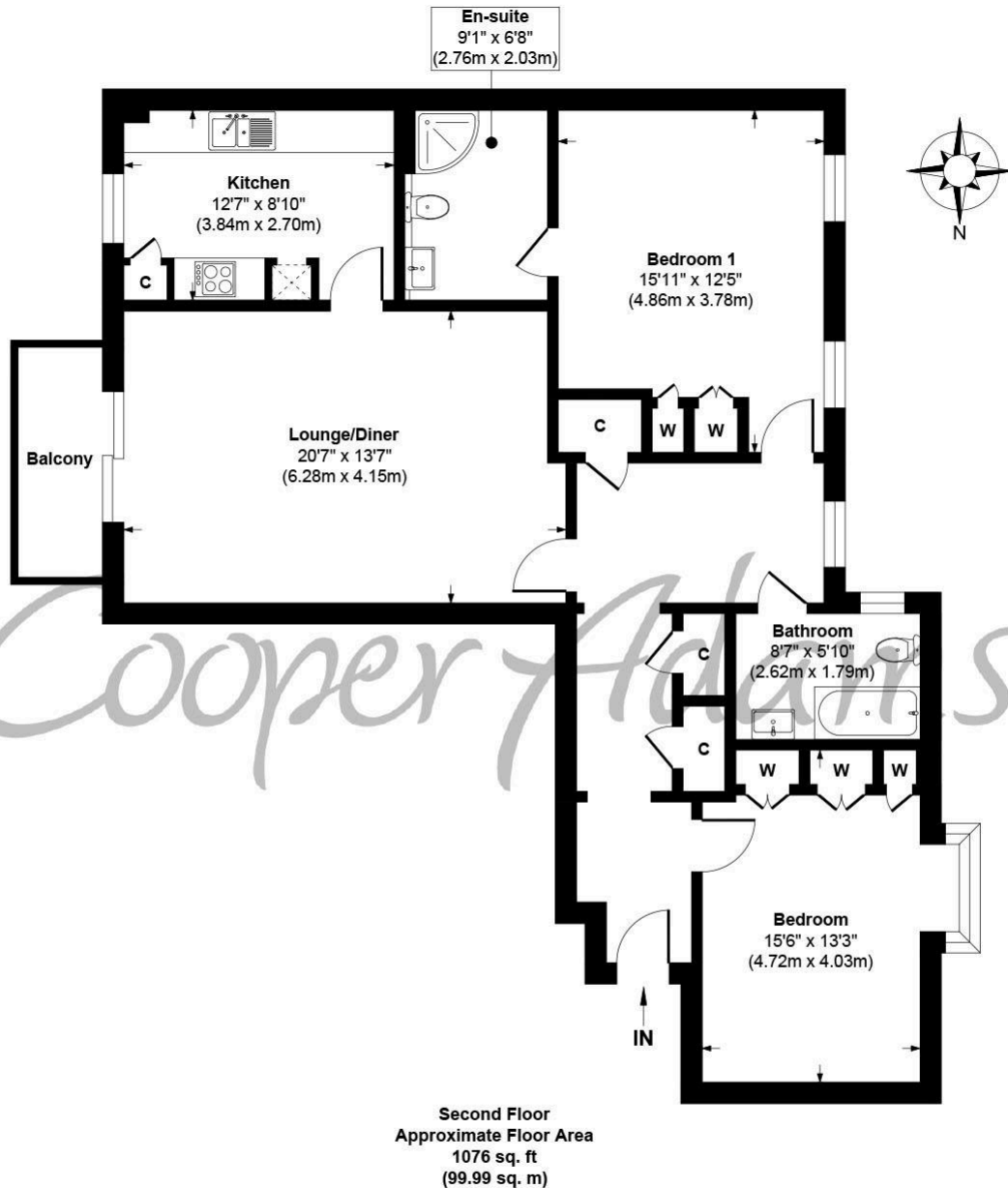
Located within the sought-after Broadmark Beach development on Rustington's idyllic seafront, this spacious second-floor apartment offers the perfect blend of coastal living and everyday convenience. The well-proportioned layout comprises a generous lounge/diner, separate kitchen, and two double bedrooms, all complemented by ample storage throughout. A sunny, west-facing balcony enjoys delightful sea views, providing an ideal spot to unwind and enjoy the sunset. Additional benefits include lift access to all floors, a garage en bloc, resident parking, and the property is offered with no onward chain and a share of freehold - making it an excellent choice for a range of buyers. Situated just a short walk from Rustington village, residents enjoy access to a wide range of shops, eateries, and essential amenities, along with excellent transport links to Worthing, Arundel, Chichester, and beyond. Whether you're heading out for the day or staying close to home for a peaceful stroll along the beach and Greensward, this property offers a fantastic opportunity to enjoy a relaxed seaside lifestyle with village charm.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.



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Braodmark Lane, Rustington

Approx. Gross Internal Floor Area 1076 sq. ft / 99.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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