



Flat 19, Barton Court 14-16 The Street, Rustington, BN16 3PU

£235,000 | Leasehold

Exceptionally spacious two double bedroom first-floor apartment • Attractive over 55s development offering independent living • Own private entrance with stairlift access • Light-filled accommodation with generous room proportions throughout • Spacious living/dining room with Juliette balcony overlooking the well-maintained gardens • Separate kitchen and two bath/shower facilities, including en-suite to principal bedroom • Pleasant outlook over pretty communal and neighbouring gardens • Short distance to Rustington village centre, shops and local amenities – viewing essential



A particularly spacious and light-filled two double bedroom first-floor apartment, forming part of a well-regarded development specifically designed for the over 55s. The apartment is completely self-contained, with its own private entrance, and forms part of a secure gated community, offering both independence and peace of mind. Enjoying attractive outlooks to both the front and rear over the pretty, well-maintained communal and neighbouring gardens, the property offers generous and well-proportioned accommodation throughout. The impressive living/dining room benefits from a Juliette balcony overlooking the well-maintained gardens, while there is also a separate kitchen, two double bedrooms, an en-suite bathroom to the principal bedroom and a further shower room. The added convenience of a stairlift provides easy access to the first floor.

A delightful development that is easy on the eye, offering the opportunity to enjoy independent living in a pleasant and secure setting. The apartment is ideally positioned just a short distance from Rustington village centre, with its excellent array of shops, cafés and everyday amenities, while the beach and seafront are also within easy reach. Angmering railway station is close by, and the property is well placed for bus routes providing links towards Worthing, Brighton and Chichester. With its exceptional room sizes, lovely garden outlook, private outdoor aspect and convenient coastal location, this is a home that offers space, comfort and independence in equal measure. Viewing is essential to fully appreciate what this lovely apartment has to offer.

Council Tax band: E

Tenure: Leasehold

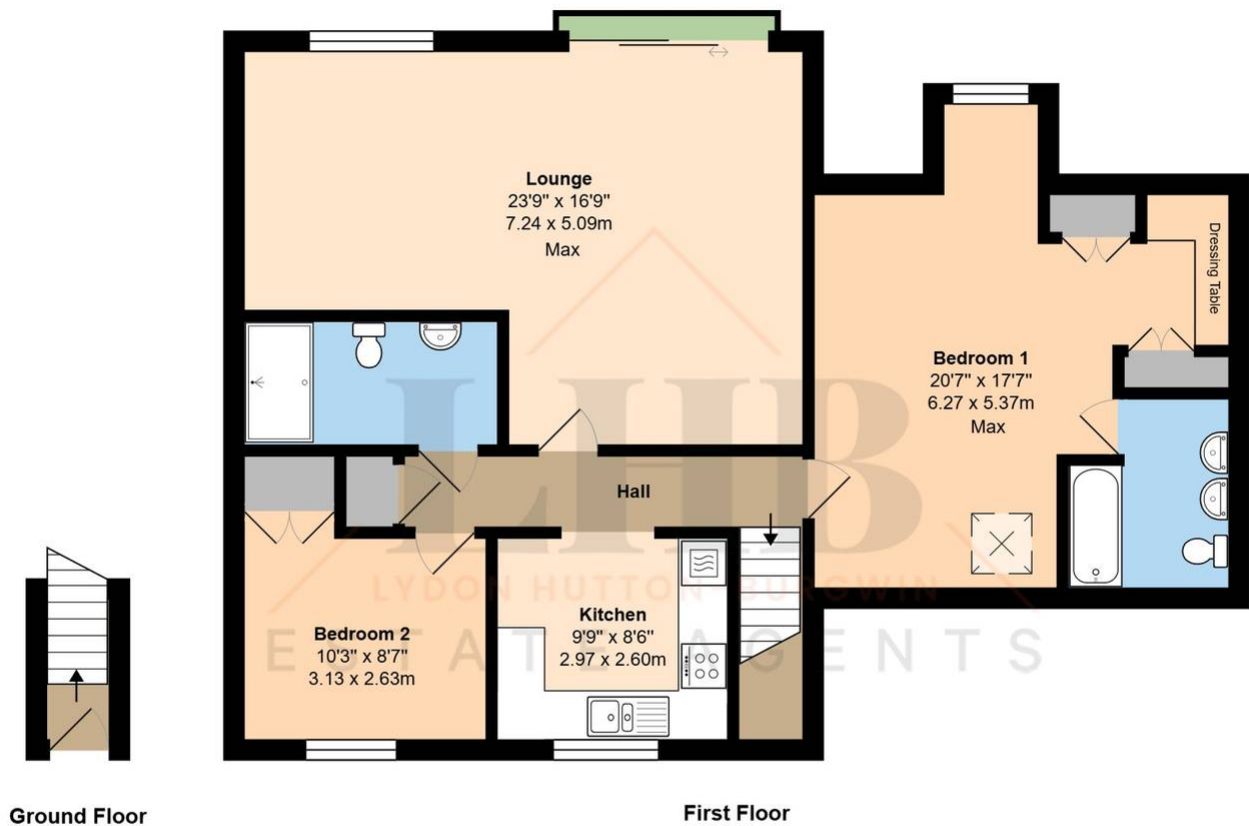
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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 2026

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.