

Ground Floor

Total Area: 825 ft² ... 76.6 m² (Excluding Patio)

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, with Share in Freehold - We are advised that there are approximately 956-years remaining on the lease (999-years from 29/9/1983).

Maintenance Fee: £800.00 = most recent six-monthly payment for 1/1/26 – 30/6/26.

Buildings Insurance: £367.11 (Aug '25 – Aug '26).

Council Tax Band: C

Energy Efficiency Rating: C

AGENT'S NOTE: You are advised to have the above 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 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

**8 Climping Court, Rackham Road,
Rustington West Sussex, BN16 2LQ**
£280,000 (Leasehold, with Share in Freehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN and the notable benefit of a SOUTH/WEST FACING SEA VIEW is this spacious ground floor flat.

Whilst a degree of modernisation is required, the accommodation is spacious and effectively arranged, with two double bedrooms, both of which provide built-in storage; a generous living room, opening through to a kitchen/dining room; and a bathroom/WC.

The property is further complemented by a PRIVATE RECESSED PATIO, accessed from the living room, boasting splendid views across well-maintained communal gardens to the sea.

Additional assets include; a private compound garage; gas central heating; double glazing; a security entry phone system; and a share in the freehold.

The property forms part of the highly regarded Overstrand West development, which not only enables easy access to the seafront, but is also within only 0.75-miles of Rustington's comprehensive village centre offering a vast array of shops, restaurants, and numerous other useful amenities.



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Public transport links are close to hand, with a frequent local bus service operating along nearby Sea Lane, whilst two mainline railway stations - Angmering and Littlehampton - both found within an equivalent distance of approximately 2-miles.

Centrally positioned on the West Sussex Coast, Rustington is found almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.



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WITH OVER... **500** COMPANY REVIEWS

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