



## Flat 3, Claigmar Court Claigmar Road, Rustington - BN16 2NP

£265,000 Leasehold

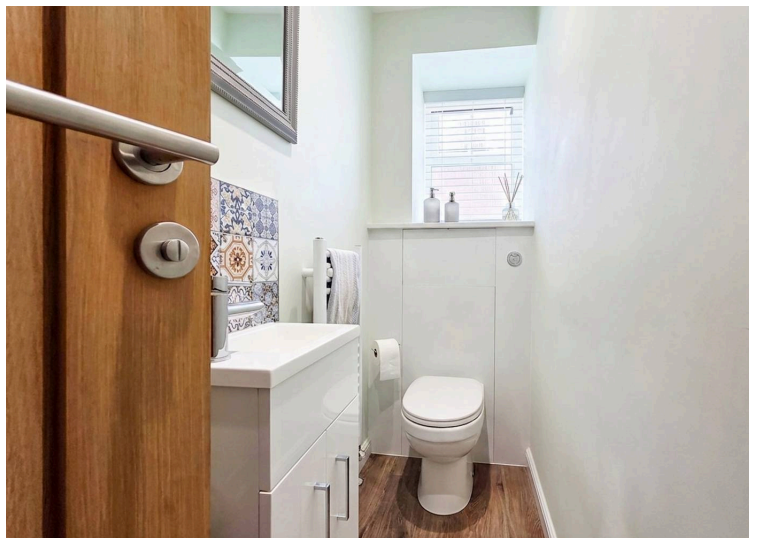
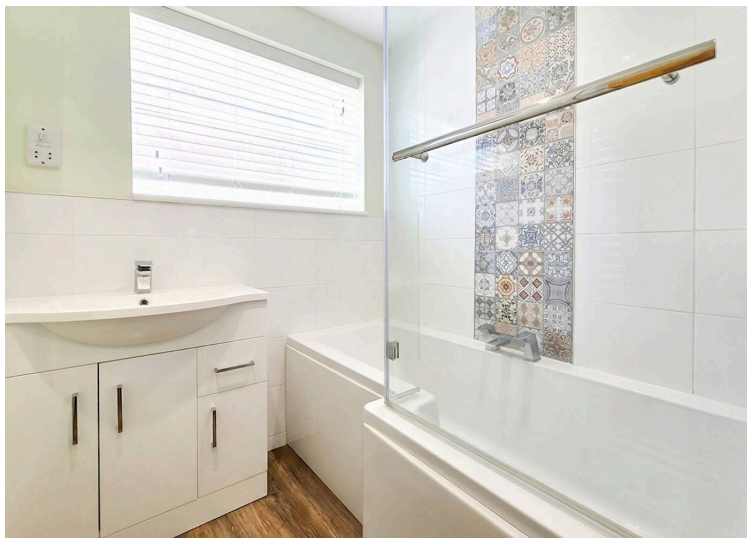
Ground floor two-bedroom apartment with private west-facing garden • Spacious lounge/dining room overlooking the garden • Private parking for two vehicles plus a garage • Approximately 940 years remaining on the lease with just £10 per annum ground rent • Gas central heating, double glazing, and a practical layout ideal for downsizers or first-time buyers • Prime village-centre location with shops, library, cafés, and bus routes on your doorstep



Perfectly positioned in the very heart of Rustington Village, this beautifully presented ground floor garden apartment offers an enviable combination of convenience, space, and private outdoor living. With the village shops, library, cafés, bus routes, and everyday amenities quite literally on your doorstep, there are few properties that can rival this location. Claimar Court is one of those rare apartments that truly offers the best of both worlds. Enjoying all the benefits of village-centre living, whilst also benefitting from a private west-facing garden, private parking for two vehicles, and a garage. The accommodation is both practical and well-proportioned throughout.

The spacious lounge/dining room is flooded with natural light from the large picture window and enjoys attractive views over the private garden, creating a bright and welcoming living space. Whether relaxing with a book, entertaining friends, or simply enjoying the afternoon sunshine, this room is undoubtedly the heart of the home. The separate kitchen offers an excellent range of storage cupboards and generous worktop space, with room for freestanding appliances, making it ideal for day-to-day living. Both bedrooms are positioned at the rear of the apartment, providing a peaceful outlook and a greater sense of privacy. The principal bedroom benefits from built-in wardrobes, while the second bedroom offers flexibility as a guest room, or home office. The bathroom is fitted with a bath and overhead shower, complemented by a separate WC, a layout many buyers appreciate for its practicality.

Further benefits include gas central heating, full double glazing, a garage, private parking for two cars, and a long lease with approximately 940 years remaining. The ground rent is just £10 per annum, with a service charge of approximately £1,700 per annum. Whether you are looking to downsize without compromise, enjoy retirement in the centre of the village, or take your first step onto the property ladder, this superb apartment combines an outstanding location with a highly desirable layout and private outdoor space, something rarely found so close to Rustington's vibrant village centre.





**Lounge**  
18' 0" x 11' 11" (5.49m x 3.62m)

**Kitchen**  
11' 10" x 7' 9" (3.61m x 2.36m)

**Bedroom 1**  
13' 5" x 11' 11" (4.09m x 3.62m)

**Bedroom 2**  
11' 9" x 8' 8" (3.57m x 2.63m)

**Bathroom**  
8' 7" x 5' 8" (2.62m x 1.72m)

**Wc**  
7' 0" x 2' 9" (2.13m x 0.85m)

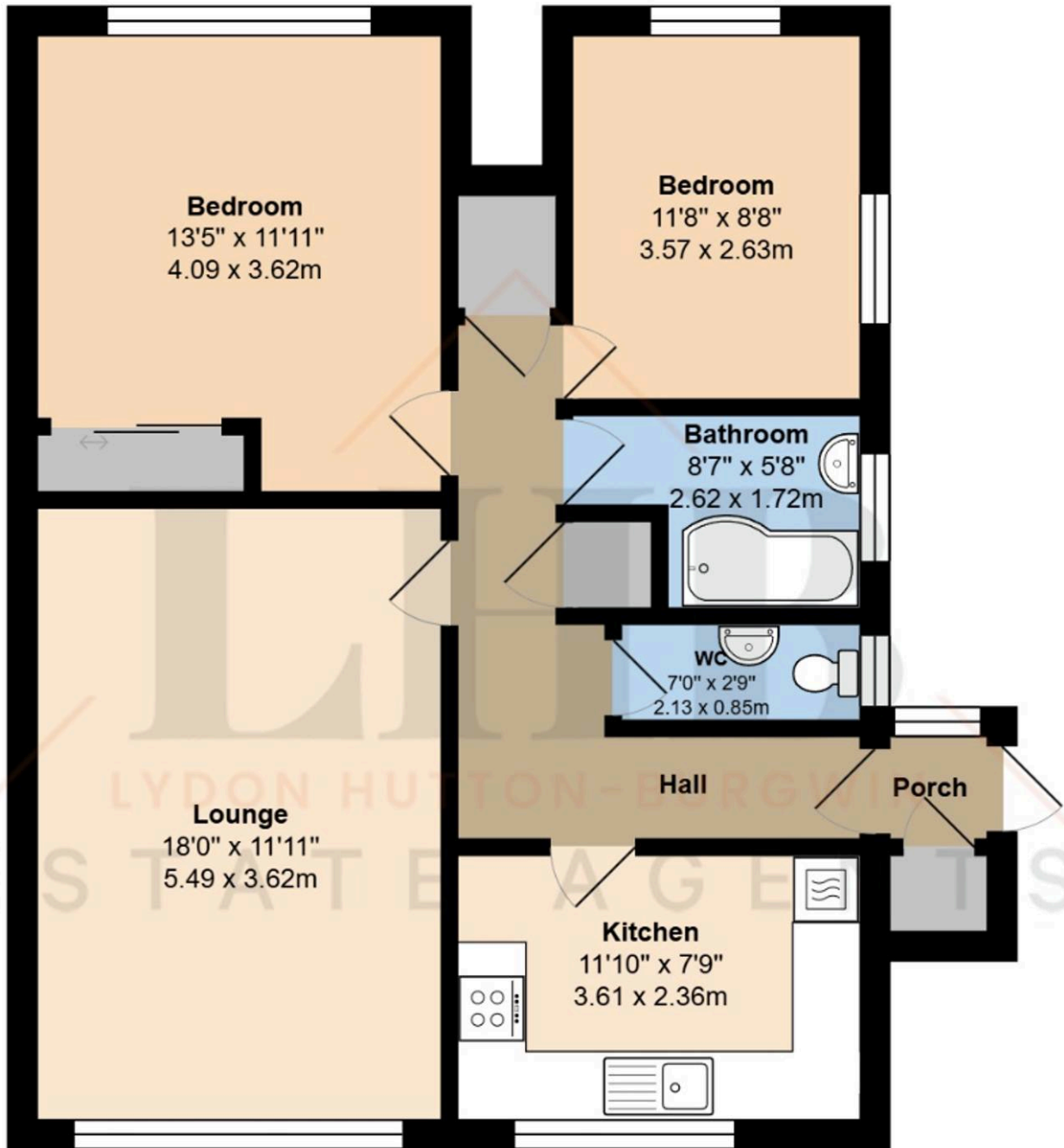
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D







**Ground Floor**

Total Area: 777 ft<sup>2</sup> ... 72.2 m<sup>2</sup>

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

You can include any text here. The text can be modified upon generating your brochure.