



Second Floor

Total Approx. Floor Area 1097 ft² ... 101.9 m² (Excluding Balconies)

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 Tail Image 2025

**23 Strand Court, Harsfold Road,
Rustington, West Sussex, BN16 2NT**
£500,000 – Leasehold

Glyn-Jones



ADDITIONAL INFORMATION

Tenure: Leasehold – 999-year lease from 24th June 2019 (there are 938-years remaining).

Service Charge: £4,600.00 per annum.

Ground Rent: £25.00 per annum

Energy Efficient Rating: D62

Council Tax Band: F

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

Introducing this prestigious top floor seafront apartment in the sought-after Rustington seafront development, Strand Court. Enjoying panoramic sea views from all principal rooms, this property is situated in a very desirable front south/west position within the building. The enclosed balcony room provides a relaxing space with access to two external balconies, perfect for soaking in the coastal scenery.

Inside, you'll find spacious accommodation (1097 sq. ft) including three bedrooms, 16'10 kitchen with "Neff" appliances and a water softener, a shower room/WC, and an en-suite shower room/WC from the master bedroom. With lift access, gas central heating and double glazing, this apartment offers comfort and convenience. The private gated development includes a garage with an electric up-and-over door, residents parking, and well-maintained communal gardens. Furthermore, there is a large loft space accessible from the hallway that provides extra storage.

Don't miss out on this fantastic opportunity to own a top floor apartment in an enviable seaside location. Contact us now to arrange a viewing of this outstanding property.



At an Average rating of **4.9/5** ★★★★★



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Located on Rustington seafront, this property benefits from being within walking distance of a bus route and approximately one mile from Rustington village, where a Waitrose Supermarket and a range of facilities can be found.

Angmering train station, only 2.1 miles away, provides direct routes to London, ideal for commuters.



“Enjoying panoramic sea views from all principal rooms”



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

At an Average rating of **4.9/5** ★★★★★



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