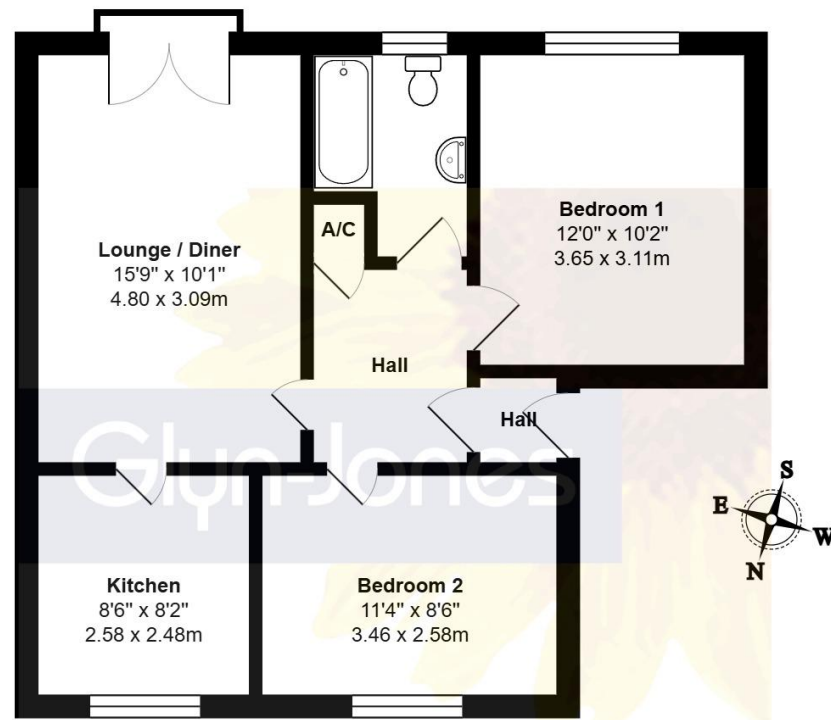




Top Floor

Total Area: 582 ft² ... 54.1 m²

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 – We are advised that there are approximately 958 years remaining on the lease (999 years from 29/09/1985) **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £1174.56 half yearly 2026

Ground Rent: £220 per annum

Energy Efficient Rating: C | Council Tax Band: C



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

**29 The Gilberts, Sea Road,
Rustington, West Sussex, BN16 2LY**
£249,000 Leasehold

Glyn-Jones



Set within this popular seafront development, this delightful top floor apartment presents a unique opportunity to enjoy coastal living at its finest. With no onward chain, this purpose-built residence is positioned at the rear of the development offering elevated sea views.

The apartment boasts two bedrooms, with the main bedroom enjoying a sea view. The south-facing lounge is bright and inviting, with double doors opening onto a Juliet balcony that frames far-reaching sea views and bathes the living space in natural light.

The kitchen is accessed off the lounge, whilst the bathroom is fitted with white suite. Additional features include gas heating, double glazing, security entryphone and the remainder of a 999 year lease.

Externally, residents benefit from well-maintained communal gardens. There is a garage for private parking, as well as non-allocated spaces for residents and visitors.



At an Average rating of
4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

29 The Gilberts, Sea Road, Rustington, West Sussex, BN16 2LY
£249,000 Leasehold



Rustington’s comprehensive village centre can be found within approximately one mile, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The seafront offers extensive leisure facilities, including Littlehampton’s Wave leisure centre with swimming pool, Mewsbrook Park and boating lake, and the seafront promenade providing a pleasant walk with cafes and amenities along the way. Rustington is a thriving community for all ages with good transport links and many leisure activities available nearby.



“South facing lounge with Juliet Balcony affording sea views”

