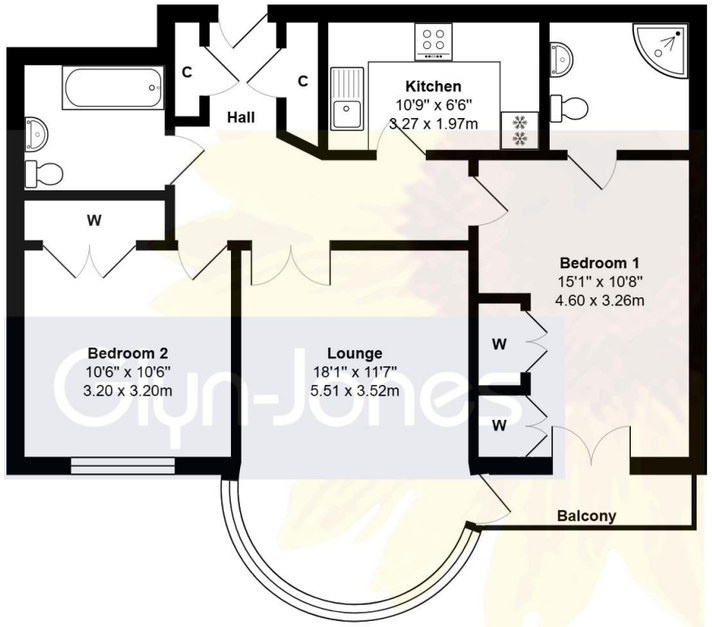

First Floor

Total Approx.Floor Area 794 ft² ... 73.8 m² (Excluding Balcony)

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 Jtm 2025

Council Tax Band: D
Energy Efficiency Rating: D
Tenure: Leasehold, 999 years from 2005
Service Charge: 2024/2025 - £1364.00 to include Reserve fund and lift maintenance
Ground Rent: £250.00 per annum, fixed in Perpetuity.
You are advised to have this checked by your legal representative at your earliest opportunity

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED
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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

Flat 9, Pacific House, Oceanique, Harsfold Close, Rustington, West Sussex BN16 2SS

£340,000 (Leasehold)

Glyn-Jones

Located just off Rustington's picturesque seafront, this two double bedroom apartment offers luxurious coastal living at its finest.

Situated in the prestigious Oceanique development built by local award -winning developers MJH Homes and used as a second home, the apartment is presented in 'show home' condition. The bright and spacious living areas boast a southerly aspect, flooding the rooms with natural light. The two double bedrooms come complete with built-in wardrobes, and the main bedroom features a sleek en-suite bathroom.

A further standout feature is the spacious lounge/dining room with it's impressive full height bay window and balcony that is also accessible from the main bedroom. The modern kitchen is equipped with integrated 'Smeg' appliances. The property also includes a separate bathroom with Villeroy and Boch sanitaryware.

A garage with light and power, is conveniently situated adjacent to the main entrance. Landscaped communal gardens with impressive water feature provide pleasant seating areas for residents to enjoy.

In addition, the property offers a passenger lift, as well as visitor parking for guests. With a long lease and no onward chain, this property is the perfect opportunity to experience coastal living in comfort.

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com

Flat 9, Pacific House, Oceanique, Harsfold Close, Rustington, West Sussex BN16 2SS

£340,000

"impressive first floor apartment forming part of the prestigious Oceanique development"

Occupying a sought-after location, within a few hundred yards from Rustington seafront and approximately one mile from Rustington village centre, 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 cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5
Glyn-Jones

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