



Total Approx. Floor Area 938 ft² ... 87.2 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 1st Image 2025

Property Information

Tenure – Leasehold - 999 year lease from 29th September 1983 (therefore there are 957 years remaining). In addition there is a share in the freehold.

Service Charge: £1,600.00 per annum (paid in two instalments each year).

Buildings Insurance: £367.11 per annum

Ground Rent: N/A

We recommend you have this verified by your legal representative at your earliest convenience.

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

**15 Fitzalan Court, Rackham Road,
Rustington, West Sussex, BN16 2LE**
£300,000 - Leasehold with a Share of Freehold



Embrace coastal living with this spacious seafront apartment, positioned just 200 yards from Rustington's picturesque shoreline. Boasting breathtaking and uninterrupted sea views, the apartment's private balcony is the perfect place to enjoy the tranquil sounds of the waves and ever-changing vistas across the water.

Inside, this attractive home offers three generously sized bedrooms, two of which come with built-in wardrobes for ample storage. The large living room enjoys sweeping sea views and opens seamlessly onto the balcony, creating a wonderful indoor-outdoor feel. A set of sliding doors connects the lounge to a separate dining area, which in turn leads through to a well-appointed kitchen—thoughtfully laid out for both everyday living and entertaining.

The property welcomes you with a spacious entrance hall featuring two deep storage cupboards. A re-fitted shower room and WC add to the comfort and convenience of this superb home. Further benefits include gas central heating and double glazing.

Set within beautifully maintained communal gardens and with residents parking, this apartment also includes a garage situated in a nearby compound—ideal for secure storage or parking. Offered with no forward chain and a long lease of approximately 957 years remaining, this is an opportunity not to be missed.

If you're ready to wake up to the sound of the sea and make the most of Rustington's vibrant coastal lifestyle, contact us today to arrange your viewing.

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

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

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15 Fitzalan Court, Rackham Road, Rustington, West Sussex, BN16 2LE
£300,000 – Leasehold with a Share of Freehold



Situated a short stroll from the heart of Rustington village centre, you'll enjoy easy access to an array of shops, cafes, and amenities.

For commuters, Angmering station with its direct links to London is just around two miles away, and a convenient bus stop directly outside the block ensures excellent transport connections.



“breathtaking and uninterrupted sea views”



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