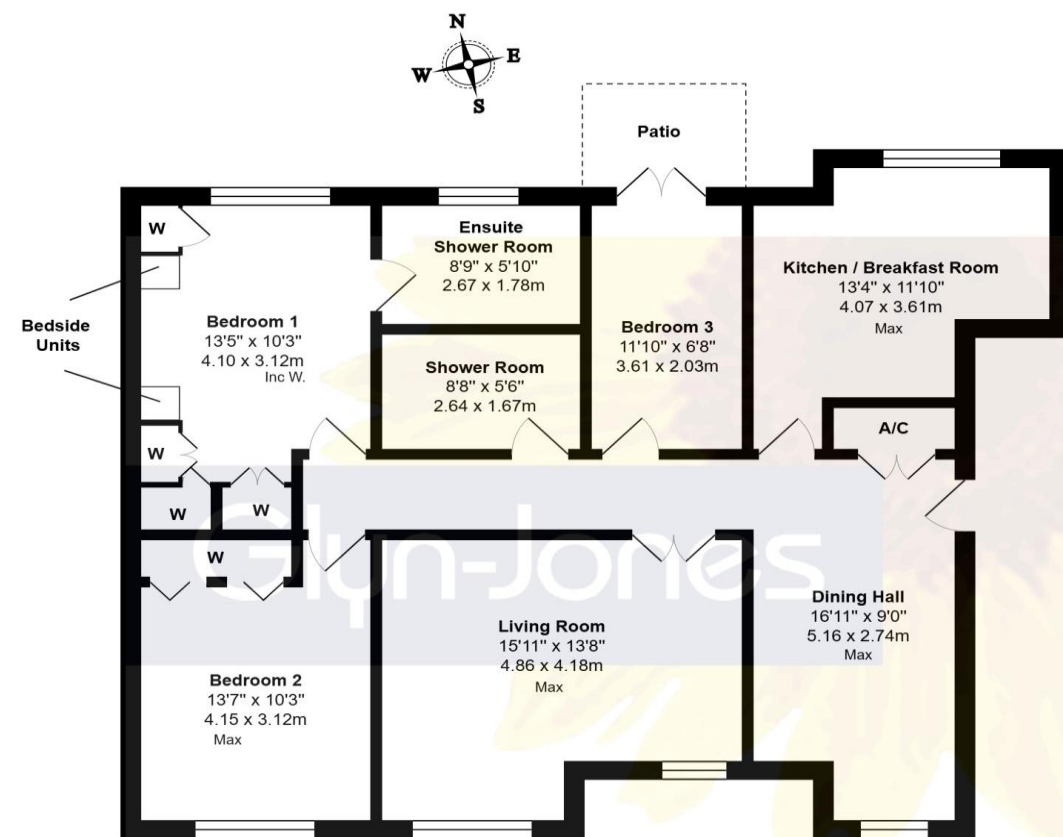




Total Area: 1084 ft² ... 100.7 m² (Excludes Patio)

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, with Share in Freehold - We are advised that there are approximately 96-years remaining on the lease (125-years from 25/6/1998).

Maintenance Fee: Approx: £2200.00 per annum.

Council Tax Band: E

Energy Efficiency Rating: C

AGENT'S NOTE: *You are advised to have the above confirmed by your legal representative at your earliest opportunity.*



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed 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

**4 Cleeves Court, Cleeves Way,
Rustington, BN16 3TS**
£350,000 (Leasehold, with Share in Freehold)

Glyn-Jones



Introducing this spacious and extremely well-appointed ground floor apartment to the market, which forms part of the Cleeves Court development, constructed by Berkeley Homes in the late-1990s.

Briefly described, the accommodation comprises; two/three bedrooms, the larger of which boasts an en suite shower room; southerly facing living room; kitchen/breakfast room; dining hall; study/bedroom three; and an independent shower room.

Outside, there is a private garage with adjacent off-road parking; a recently revamped patio accessed from bedroom three/study; and well-maintained communal gardens, which includes an attractive flint walled courtyard.

Additional attributes include; gas central heating, uPVC double glazing; contemporary floor coverings; and the notable benefit of a share in the freehold.

AGENT'S NOTE: Bedroom three is currently arranged as a study but could easily be returned to its original form if required.



At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

4 Cleeves Court, Cleeves Way, Rustington, BN16 3TS
£350,000 (Leasehold, with Share in Freehold)



“...a recently revamped patio accessed from
bedroom three/study...”

Cleeves Court is situated on the immediate outskirts of the village centre, approximately equidistant to its busy shopping parade and picturesque seafront (1-mile).

Public transport links are also found in close proximity, with bus routes operating along nearby Station Road, and Angmering mainline railway, which provides a regular service to London Victoria via Gatwick, found within an approximate distance of 0.75-mile.

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 neighbouring towns of Bognor Regis and Worthing.

