



Overstrand Avenue, Rustington, BN16 2JU

Leasehold

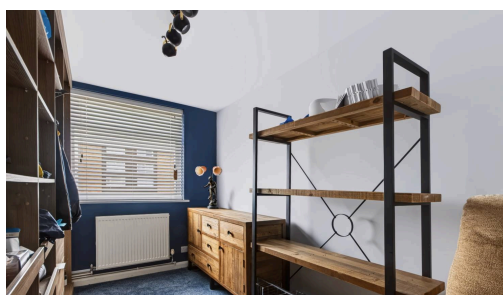
First Floor Apartment with Three Bedrooms • No Onward Chain • Sea Views from Primary Bedroom, Lounge & Balcony • South-Facing • Modernised Throughout • Communal Gardens • Built-in Storage • Fantastic Location overlooking Rustington Beach
• Approx. 15 Minute Walk to Rustington Village • Approx. 932 sq. ft (86.6 sq. m)

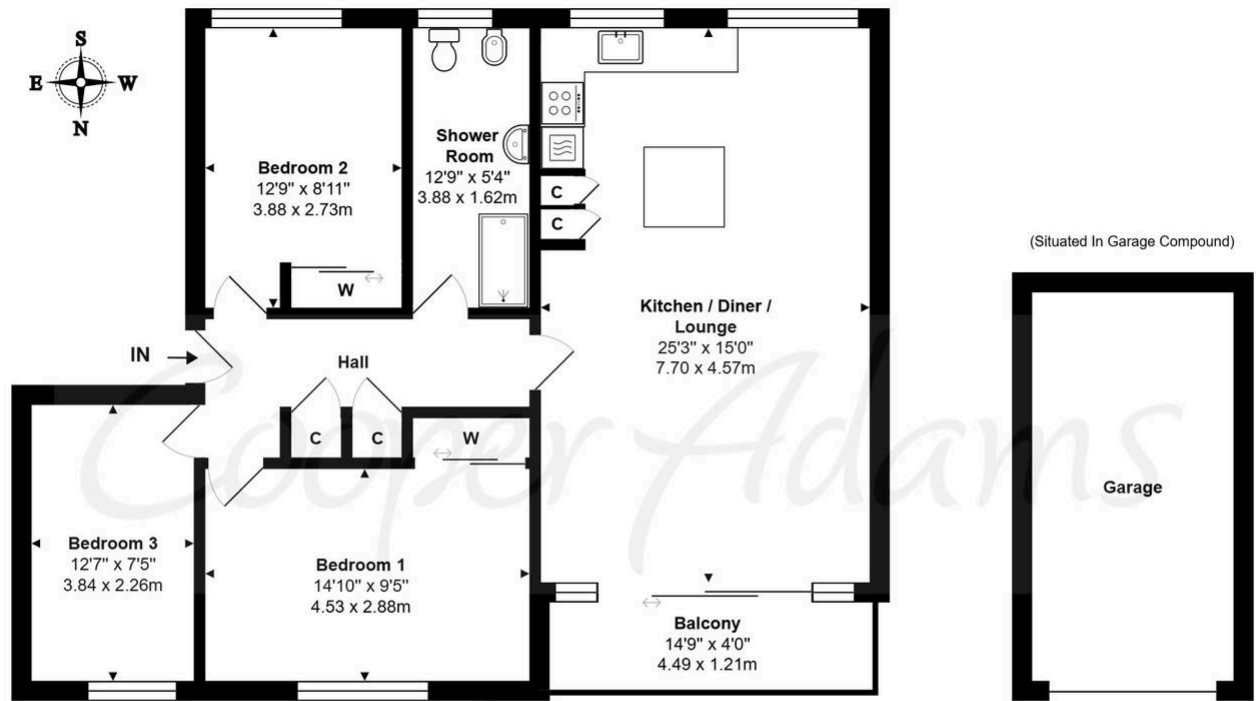
Cooper Adams

This first-floor three-bedroom apartment forms part of Forester Court and is positioned overlooking Rustington Beach, with sea views from the primary bedroom, lounge and south-facing balcony. The property is offered with no onward chain and has been updated throughout. The accommodation extends to approximately 932 sq ft and includes an entrance hall with built-in storage, two further bedrooms, a primary bedroom with sea views and additional storage, and a shower room. To the front of the apartment is the 25'3" kitchen/diner/lounge, with space for both seating and dining areas and direct access onto the south-facing balcony. Residents also have use of the communal gardens, while the property benefits from a garage within the nearby compound. Rustington Beach is directly opposite, with the village centre and its shops, cafés and everyday amenities approximately a 15-minute walk away.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





First Floor

Forester Court, Overstrand Avenue, Rustington, BN16 2JU

Total Area: 932 ft² ... 86.6 m² (Excluding Garage & 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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Council Tax band: D, EPC Energy Efficiency Rating: C

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