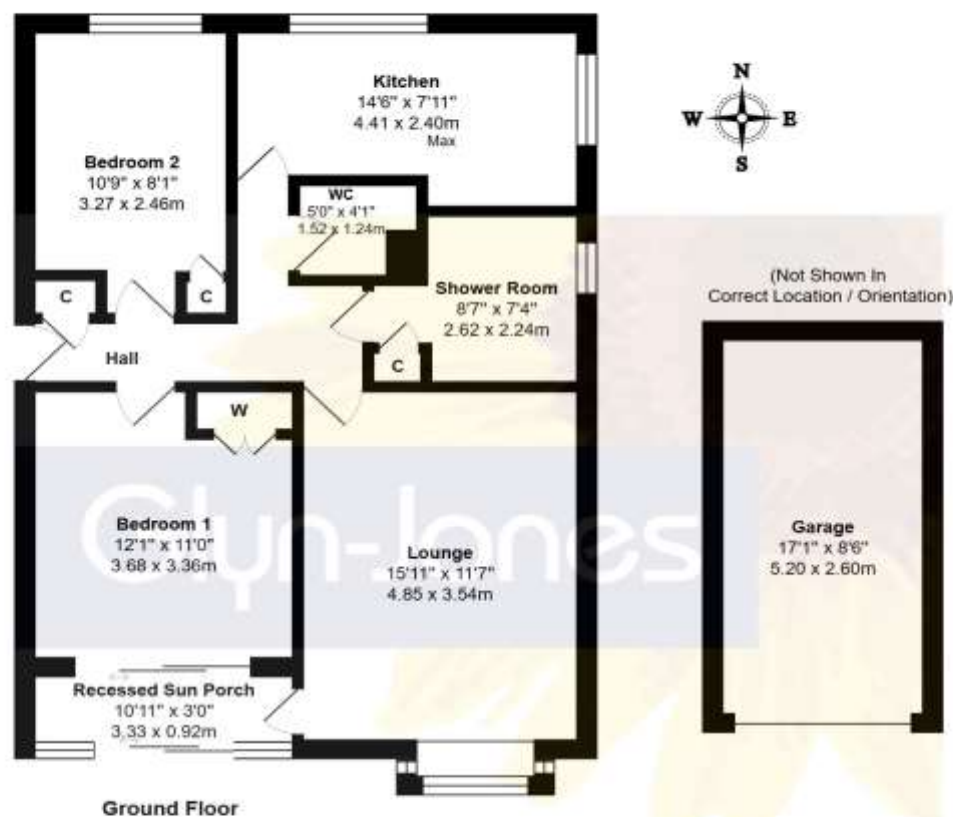


**14 Emma Brook Court, Sea Road,
Rustington, BN16 2NG**
£250,000 (Leasehold)



Emmabrook Court, Sea Road, Littlehampton, BN16 2NG

Total Approx. Floor Area 907 ft² ... 84.3 m² (Includes Garage)

Weist 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.

Tenure: Leasehold – We are advised that there are approximately 976-years remaining on the lease (999-years from 22/06/2003).

Maintenance Fee: Approx. £2000.00 per annum

Ground Rent: *TBC*

Energy Efficient Rating: C | **Council Tax Band:** D

You are advised to have this confirmed by your legal representative at your earliest opportunity.

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



Situated in a splendid seafront location is this purpose built, ground floor, seafront apartment, which we are now delighted to offer for sale with the added benefit of NO ONWARD CHAIN.

The property boasts spacious accommodation comprising; two bedrooms; lounge with SEA VIEW; kitchen/breakfast room; an enclosed sun porch accessed from both lounge and main bedroom, which also offers a SEA VIEW; contemporary shower room/WC; and an additional separate WC.

Further attributes include a private garage; gas central heating; double glazing; security entry phone system; and access to well-maintained communal gardens.

Emma Brook Court is located equidistant (approx. 1.25-mile) to both Rustington's comprehensive village centre, with its array of shops and restaurants; and Littlehampton town centre, with its renowned sea/riverside attractions, shopping precinct, and mainline railway station.



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



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14 Emma Brook Court, Sea Road, Rustington, BN16 3NG

£250,000



Notably, picturesque Mewsbrook Park, along with Littlehampton Wave leisure centre, can both be found within only a few hundred metres of the property, whilst a useful local bus service operates along Sea Road.

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.



...an enclosed sun porch accessed from both lounge and main bedroom...

