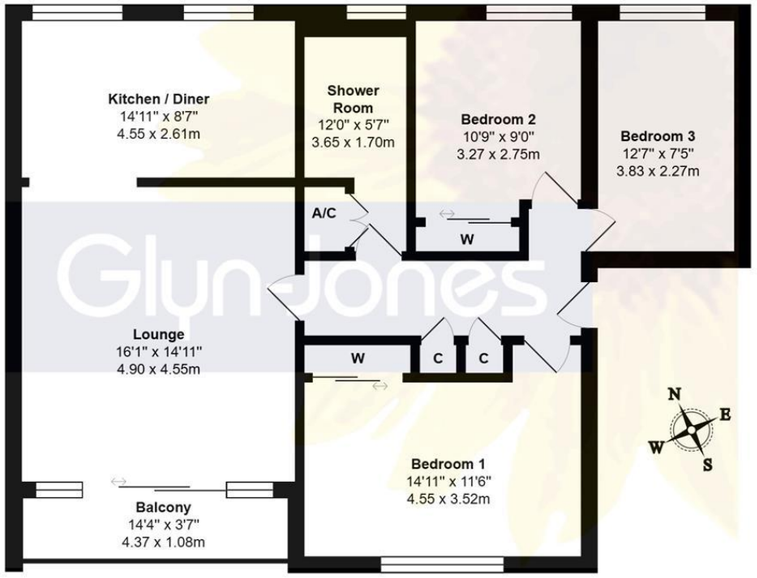

Top Floor Flat

Total Area: 936 ft² ... 87.0 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 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 956-years remaining on the lease (999-years from 29/09/1983).

Maintenance Fee: £1600.00 per annum (payable in two 6-monthly instalments)
Energy Efficient Rating: D
Council Tax Band: C

You are advised to have this confirmed 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 conducted a detailed survey nor assessed 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

11 Norfolk Court, Chanctonbury Road

Rustington, BN16 2JX

"Offers in Excess of" £250,000
(Leasehold, with share in freehold)

Glyn-Jones

Offered for sale with the notable attraction of NO ONWARD CHAIN, this particularly bright and spacious top floor apartment also benefits from a SEA VIEW from a southerly facing balcony.

Briefly described, the accommodation comprises; three sizeable bedrooms; a generous open-plan lounge/dining/kitchen room that also gives access to the aforementioned balcony; and a refurbished shower room.

Additional features include a private garage within a nearby compound; gas central heating; uPVC double glazing; security entry phone system; access to well-maintained communal gardens; the remainder of a long lease; and a share in the freehold.

The property forms part of the highly regarded Overstrand West development, which not only enables easy access to the seafront, but is also within only 0.75-miles of Rustington's comprehensive village centre, with its vast array of shops and restaurants, along with numerous other important local amenities.

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

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com

11 Norfolk Court, Chanctonbury Road, Rustington, BN16 3SQ

"Offers in Excess of" £250,000

"...this particularly bright and spacious top floor apartment also benefits from a SEA VIEW from a southerly facing balcony."

Public transport links are also close to hand, with a useful local bus service operating along nearby Sea Lane, whilst two mainline railway stations - Angmering and Littlehampton - can both be found within an equivalent distance of approximately 2-miles.

Centrally positioned on the West Sussex Coast, Rustington is found almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.

AGENT'S NOTE: Please be aware that pets are not permitted in this development.

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

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