



44 Harsfold Road, Rustington – BN16 2QH

£275,000 Leasehold

Beautifully refurbished two-bedroom ground floor apartment • Just moments from the beach and Rustington village • Private balcony overlooking attractive communal gardens • Garage in nearby block and new 135-year lease • Offered for sale with no onward chain



This stunning two-bedroom ground floor apartment is just moments from the beach, local bus routes and Rustington's thriving village centre, making it an exceptional choice for those looking to enjoy coastal living with everyday convenience. Having been fully refurbished throughout, the property offers a true turn-key opportunity, allowing the next owner to simply move in and enjoy. Finished to a high standard with a fresh, contemporary feel, every room has been thoughtfully updated to create a bright and welcoming home. Offered to the market with no onward chain, the property also presents an excellent opportunity for a smooth and straightforward purchase. Inside, there are two generous double bedrooms, together with a beautifully refitted shower room featuring a large walk-in shower. A separate WC provides additional convenience and privacy, particularly when entertaining guests. The modern kitchen offers ample cupboard space and worktops, with room for a small dining table, making it a practical space for both everyday living and relaxed dining. The spacious lounge enjoys direct access to a private ground floor balcony overlooking the attractive communal gardens and Harsfold Road beyond. Whether enjoying a morning coffee or relaxing in the evening, it is the perfect spot to sit back and watch the world go by. Further benefits include a garage in a nearby block, gas central heating, double glazing and the advantage of a new 135-year lease on completion. Combining an enviable coastal location, stylish modern interiors and generous room sizes, this beautifully presented apartment is an ideal purchase for those seeking a low-maintenance home by the sea.





Kitchen / Diner

14' 10" x 9' 7" (4.51m x 2.91m)

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Bedroom 1

12' 8" x 12' 4" (3.86m x 3.76m)

Bedroom 2

11' 2" x 10' 4" (3.40m x 3.15m)

Shower Room

8' 2" x 5' 7" (2.49m x 1.70m)

WC

5' 5" x 2' 7" (1.65m x 0.80m)

Council Tax band: B

Tenure:

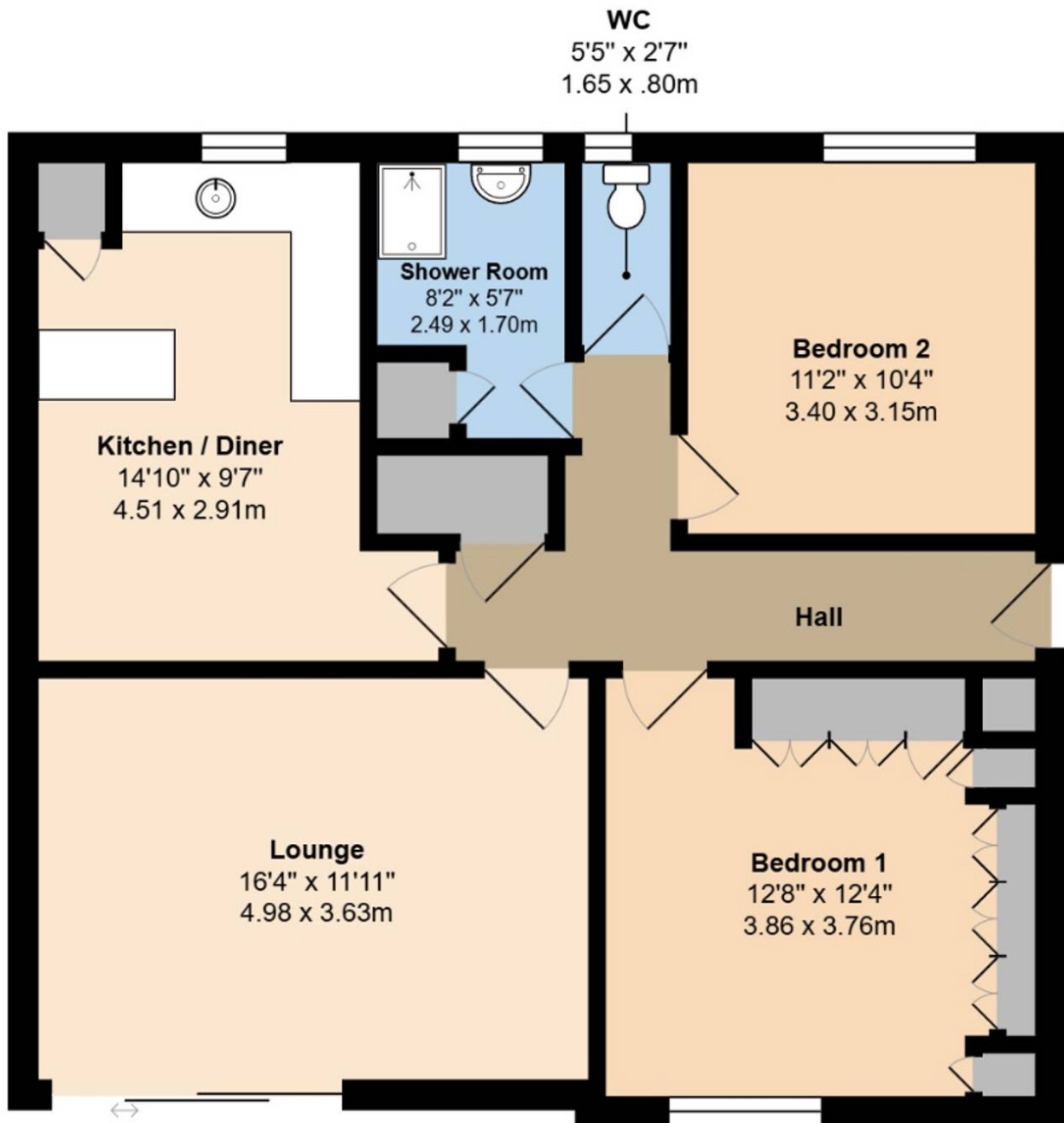
Leasehold - 135 Years remaining

Service charge £1,400 PA

EPC Energy Efficiency Rating: C







Ground Floor

Total Approx. Floor Area 814 ft² ... 75.6 m²

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 2026