



Kingsley Court, 45 Overstrand Avenue - BN16 2JS

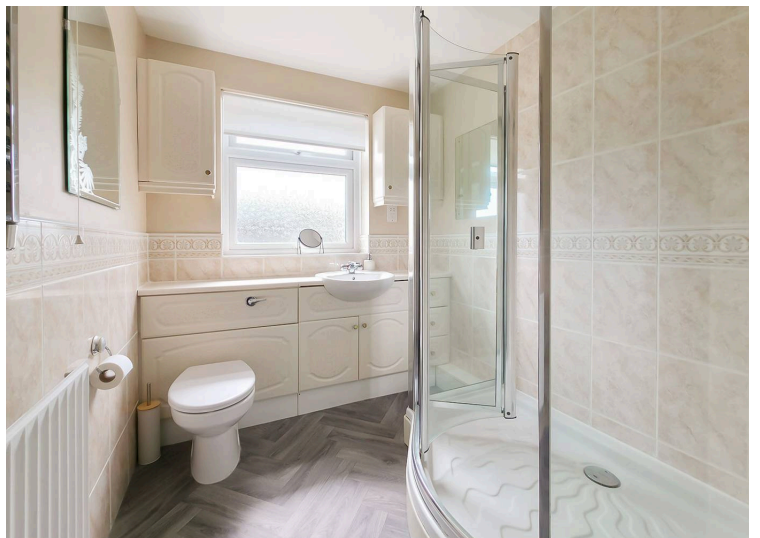
£250,000 Leasehold

Share of Freehold - Remainder of 999 Year Lease • Pets allowed with permission • First Floor Flat, with private balcony (no lift in block) • Garage in compound • Sea Views - communal gardens leading directly on to the beach





Positioned within the highly regarded Overstrand development, this beautifully bright first-floor apartment enjoys a truly exceptional coastal setting, with communal gardens leading directly onto the greensward and beach beyond a rare position on the West Sussex coastline where there is no road separating the development from the sea. Kingsley Court forms part of this well-renowned private estate, ideally situated close to local bus routes and within approximately one mile of Rustington's vibrant village centre, with its excellent range of independent shops, cafés, restaurants, and everyday amenities. The apartment itself offers well-balanced accommodation throughout, with all principal living spaces thoughtfully positioned to the south of the property in order to maximise the stunning sea views and natural light. The spacious living room provides clearly defined lounge and dining areas, while the large south-facing sliding patio doors flood the room with light and open onto a private balcony the perfect place to sit and enjoy the coastal outlook. Adding further character to the property, the living room still retains its original 1960s parquet flooring, complementing the apartment's light and airy feel. The kitchen is fitted with ample storage and appliance space, while also enjoying sea views even from the sink. Both bedrooms are generous doubles, positioned to the quieter north side of the property, each benefitting from built-in wardrobes. The shower room has been fitted with a large walk-in shower, creating a practical and convenient space suited to both permanent living and coastal retreat buyers alike.





Externally, the property benefits from a nearby garage located within a compound, alongside multiple residents' parking bays positioned throughout the development. This is a rare opportunity to secure a sea-facing apartment within one of Rustington's most sought-after coastal developments.

EPC Rating : C

Service Charges: TBC

Council Tax band: C

Tenure: Share of Freehold

Living Room

18' 7" x 11' 4" (5.66m x 3.45m)

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)

Bedroom 1

11' 6" x 11' 5" (3.51m x 3.49m)

Bedroom 2

15' 1" x 9' 11" (4.60m x 3.02m)

Bathroom

11' 6" x 6' 6" (3.51m x 1.98m)







Total Area: 787 ft² ... 73.1 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 Jtm 2024

You can include any text here. The text can be modified upon generating your brochure.