



**Harsfold Road, Rustington, BN16 2NT**

Guide Price **£450,000**



**Property Type:** Flat

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Leasehold

**Council Tax Band:** F

- Seafront location directly opposite the beach with stunning coastal views.
- Top-floor CHAIN FREE apartment with south and west aspects, enjoying bright, sun-filled rooms and spectacular sunsets.
- Three well-proportioned bedrooms, including a main bedroom with en suite shower room.
- Spacious living area designed to maximize far-reaching sea and beach views.
- Private balcony ideal for morning coffee, relaxing, or watching the world go by.
- Modern kitchen with white cabinetry, double sink, and ample workspace for cooking and entertaining.
- Refitted family bathroom with fresh white suite and convenient step-in bath.
- Secure gated development with landscaped gardens, residents' parking, and entry phone system and lift.
- Private garage offering extra parking and storage.
- Close to Rustington town centre with shops, cafés, restaurants, Waitrose, and excellent transport links.



Top-floor, three-bedroom seafront



Situated directly opposite the beach, Our CHAIN FREE apartment at Strand Court enjoys an enviable coastal position within a well-kept and secure gated development. This second-floor (top floor) serviced by lift property takes full advantage of its sought-after south and west aspects, ensuring a bright, sun-filled home throughout the afternoon and offering glorious sunsets over the coastline. From its elevated position, the views stretch across the beach and out to sea, providing a constantly changing backdrop to daily life.

Inside, the accommodation is both practical and inviting. There are three well-proportioned bedrooms, each with fitted wardrobes, including a main bedroom with its own en suite shower room. The spacious living area is arranged to make the most of the far-reaching views, while the private balcony — with space for a café-style table and chairs — provides the ideal spot to enjoy a morning coffee, watch the world go by, or simply relax in the sun. A generous hallway with useful storage cupboards, plus additional fitted wardrobes throughout and boarded loft storage ensures there is no shortage of space for belongings. A separate cloakroom from the apartments hall is ideal for guests.

The kitchen is a bright, well-proportioned space fitted with modern white cabinetry, a double sink, and ample work surfaces — perfectly suited for both everyday cooking and entertaining. The family bathroom has been comprehensively refitted with a fresh white suite and a convenient step-in bath, combining style with practicality. The gas boiler has been replaced in 2022.

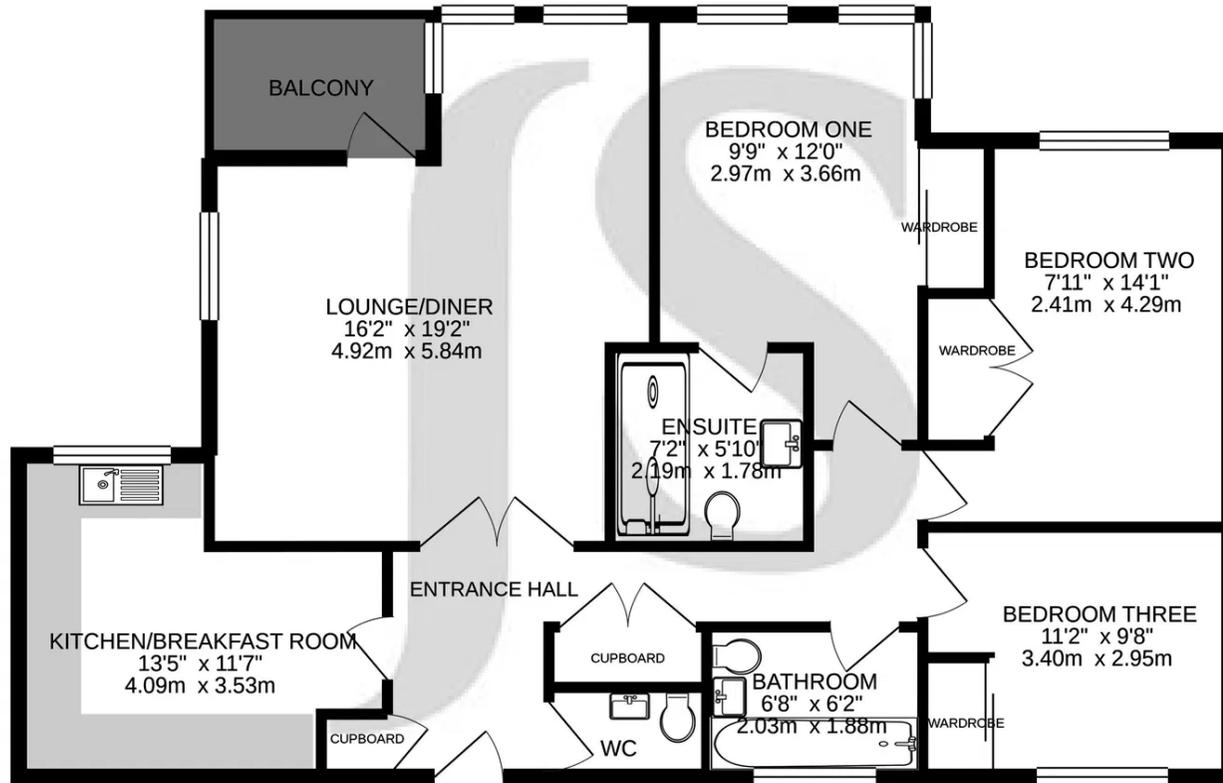


The development itself is attractively presented, with well-maintained communal areas, landscaped and planted gardens, gated residents' parking, and an entry phone system for added security. A private garage offers valuable extra parking and storage.

Just a short stroll away lies the highly regarded coastal town of Rustington. Known for its welcoming atmosphere, Rustington offers a broad range of shops, cafés, and restaurants, including a Waitrose supermarket, and a busy high street lined with both independent retailers and national names. The town is particularly appreciated for its easy parking, making shopping trips simple and stress-free. In addition to the vibrant high street, the beach is right on the doorstep — perfect for walks, swimming, or simply taking in the fresh sea air.

Transport links are excellent, with Angmering-on-Sea railway station close by, offering direct services to London, Brighton, and other destinations along the south coast. This makes Strand Court ideal for those seeking a permanent seaside home, a weekend retreat, or a well-located investment property that combines convenience, comfort, and an unrivalled coastal setting.

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.