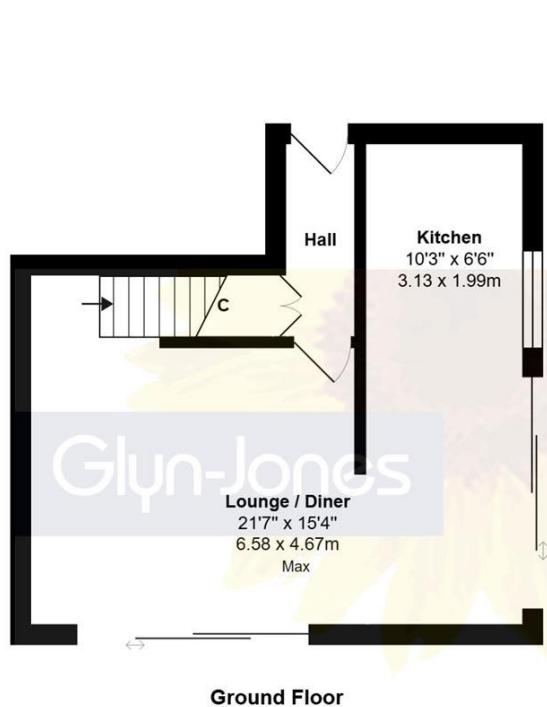




**Elgar Court, 14 Millfield Close,
Rustington, West Sussex, BN16 2JY**
£315,000 (Leasehold, with Share in Freehold)



Total Area: 799 ft² ... 74.3 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 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 a Share in the Freehold: We are advised that there are approximately 957-years remaining on the lease (999-years from 29/09/1983).

Maintenance Fee: approx. £2200.00 per annum

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

You are advised to have the above information confirmed by your legal representative at your earliest opportunity.

WITH OVER...



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.



It is our pleasure to present this purpose-built maisonette to the market, delightfully situated within the private Millfield Overstrand seafront development, adjacent to the greensward.

Internally, the property boasts bright and very well-appointed accommodation arranged across the ground and first-floor, which, in brief, comprises; two double bedrooms, both of which incorporate built-in storage; an impressive open-plan kitchen/lounge/diner room offering a pleasant dual aspect and encompassing a stylish range of kitchen units, along with some integrated appliances; a contemporary shower room; and a useful utility room.

Additional benefits include a garage located in a nearby compound; gas central heating; double glazing; striking parquet flooring; security entry phone system; and the notable attribute of a share in the freehold.

The situation of the property is a key feature, not only enabling easy access to Rustington's splendid greensward and seafront, but also the promenade that extends to neighbouring Littlehampton.



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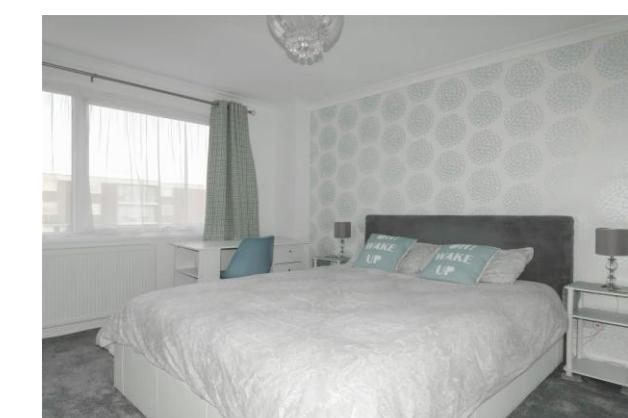
...impressive open-plan kitchen/lounge/diner room offering a pleasant dual aspect ...



Furthermore, Rustington's comprehensive village centre, with its vast array of shops, restaurants, and numerous other useful amenities, is found within only 0.75-miles distance.

Public transport links are also found close to hand, including a frequent local bus route operating along nearby Sea Lane, whilst two mainline railway stations (Angmering and Littlehampton) can both be found within an approximate radius of 2.5-miles.

Rustington is centrally positioned on the West Sussex Coast 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.



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of
4.9/5 ★★★★★



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