

Forester Court 8 Overstrand Avenue, Rustington

£290,000 - Leasehold - Share of



Ground Floor

Total Area: 846 ft² ... 78.6 m² (Excluding Terrace)

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



- GROUND FLOOR SEAFRONT APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE PATIO WITH SEA VIEWS
- SHOWER ROOM/W,C
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- KITCHEN
- GARAGE
- REMAINDER OF 999 YEAR LEASE

Set within the popular 'Overstrand' development on Rustington's picturesque seafront, this spacious ground floor apartment is offered for sale with the benefit of NO ONWARD CHAIN. Enjoying direct access to the greensward and sea views from both the spacious south-facing lounge/dining room and the principal bedroom. The lounge extends onto a private patio, an ideal spot for morning coffee or evening relaxation while taking in the sea views. Inside, the property features two generous double bedrooms, each with built-in wardrobes providing ample storage, a kitchen fitted with a range of units and a modern shower room/w.c. Additional benefits include electric heating; double glazing; entryphone system, a garage in a nearby compound, and non-allocated resident permit parking. Offered with no onward chain and the remainder of a 999-year lease, this apartment presents an outstanding opportunity for those seeking a permanent residence or a seaside retreat.

The apartment forms part of this popular development conveniently situated approximately one mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants. The seafront offers extensive leisure facilities, including Littlehampton's 'Wave' Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available. Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London V

TENURE - Leasehold - Share of Freehold

Council Tax Band:
Energy Performance Rating: E

AGENTS NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



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