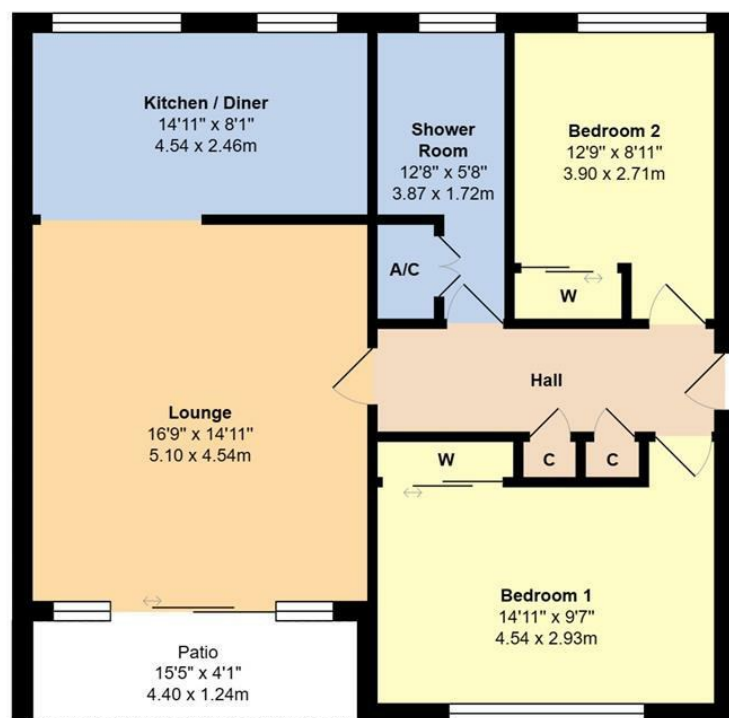




Ground Floor

Total Area: 834 ft² ... 77.5 m² (Excluding Patio)

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

TENURE - Leasehold - Share of Freehold

Council Tax Band: C

Energy Performance Rating: D

AGENT'S 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 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

10 Churchill Court Millfield Close,

£320,000 - Leasehold - Share of

Glyn-Jones



- ****SEA VIEWS****
- **Two Double Bedrooms**
- **Stylish Kitchen/Dining Room**
- **PVCu Double Glazing & Modern Style Electric Heating**
- **Garage**
- **Purpose Built Ground Floor Flat**
- **Living Room**
- **Contemporary Shower Room**
- **Sheltered Patio**
- **EER: D**

It is our pleasure to offer for sale this impressive, ground floor seafront flat, delightfully situated within the highly regarded Millfield Overstrand development.

Internally, the property boasts bright, spacious, and very well-appointed accommodation that has been the subject of extensive refurbishment by the current owner over the last 2-years.

Briefly described, there are two double bedrooms, both benefiting from built-in storage; a sizeable living room, with sliding doors to a south/east facing sheltered patio, as well as an opening through to a stylish re-fitted kitchen/dining room; and a contemporary shower room.

In addition to the sea views, further benefits include; PVCu double glazing; modern style electric heating; a security entry phone system; feature parquet flooring; a compound garage; and a share in the development freehold. Residents can also enjoy direct gated access via well-tended communal gardens onto Rustington's splendid greensward and picturesque beach front.

Rustington's comprehensive village centre, with its vast array of shops, restaurants, and numerous useful amenities, is found in only 0.75 miles distance. Additionally, a frequent local bus route operates along nearby Sea Lane; and two mainline railway stations, located at Angmering and Littlehampton, can both be found within an equivalent distance of approximately 2-miles.

Centrally positioned on the West Sussex Coast, Rustington is found 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.



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington
01903 770095

10 Churchill Court Millfield Close, Rustington, West Sussex, BN16 2JY

