



Second Floor

Total Area: 809 ft² ... 75.2 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 Jm 2023

Tenure: Leasehold – We are advised that there are approximately 96 years remaining on the lease (125-years from 26/06/1996). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £3,500.00 per annum

Ground Rent: £25.00 per annum

Council Tax Band: D

Energy Efficiency Rating: C

WITH OVER...

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

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.

Rustington Office
01903 770095
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**30 Strand Court, Harsfold Road,
Rustington, West Sussex, BN16 2NT**
“Offers Over” £275,000 – Leasehold



Boasting a wonderful SEA VIEW from its WESTERLY FACING BALCONY is this purpose-built apartment, occupying a top floor position within the highly regarded Strand Court development.

This particularly spacious property has been the subject of some recent redecoration and an update to some floor coverings.

Briefly described, the internal accommodation is configured as; two double bedrooms, the master of which is complemented by an en suite bathroom; a generous lounge/dining room that provides access to the aforementioned balcony; kitchen; and a separate shower room.

Outside, there is a private garage with power and an electric up-and-over door, as well as a number of non-allocated parking bays located within the electric gated compound. Well-maintained communal gardens also fully surround the block.

Additional attributes include; gas central heating; newly installed replacement double glazing (apart from in the kitchen); a security entry phone system; and a lift service.

WITH OVER... **500** COMPANY REVIEWS

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



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“Delightful westerly aspect, with sea view from balcony”

Strand Court was constructed in 1997 by renowned developers Berkeley Homes and is situated in a prime position just off the seafront.

Rustington's comprehensive village centre, with its vast array of shops, restaurants, and numerous important amenities, is located within only 1 mile, whilst Littlehampton's larger town centre is found within an equivalent distance and offers an extensive shopping precinct, mainline railway station, as well as a wide range of sea/river side attractions and eateries.

Notably, the picturesque Mewsbrook Park and Littlehampton Wave leisure centre can both be found within only 0.2 miles, whilst a useful local bus service operates along Harsfold Road, with a stop just outside the entrance to the development.



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