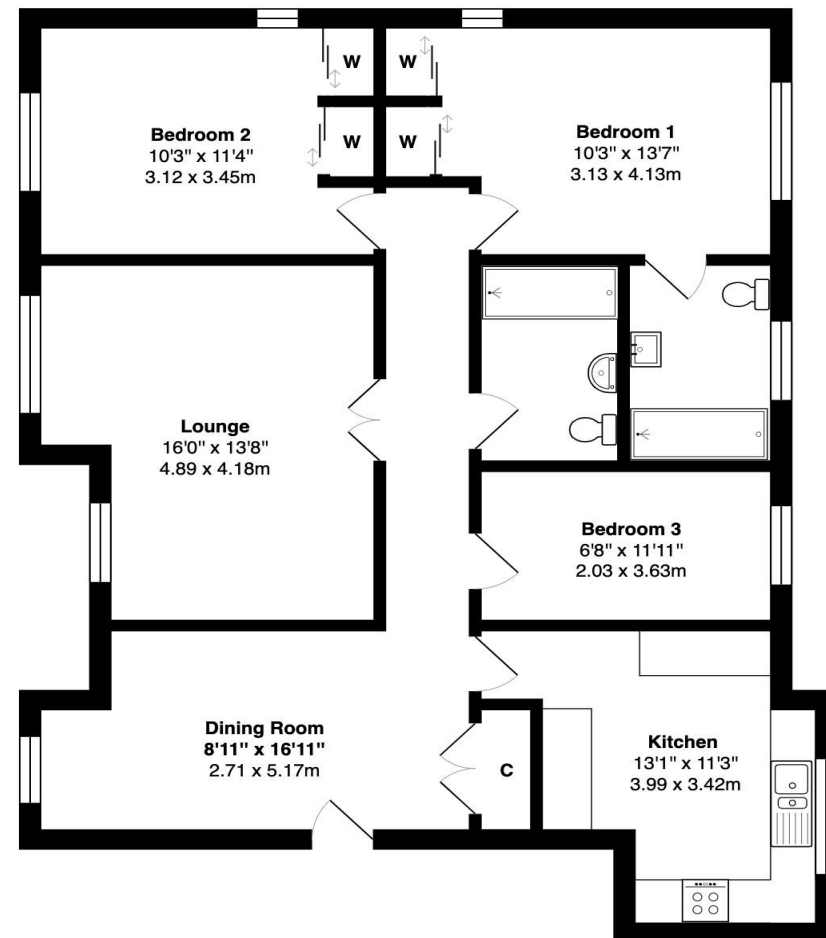




Total Area: 1072 ft² ... 99.5 m²

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 2025

Tenure: Leasehold with a share in the Freehold. We are advised that there are approximately 97 years remaining on the lease (125 years from 1/11/1997) **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: Approx £2320.00 per annum 2024/25

Council Tax Band: E **Energy Efficiency Rating:** C



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 tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

**10 Cleeves Court, Cleeves Way,
Rustington, BN16 3TS**
£325,000

Glyn-Jones



Pleasantly situated within an attractive development in the heart of Rustington, this exceptionally spacious and beautifully presented first floor apartment offers a wonderful blend of comfort, style and practicality. Constructed by the renowned Berkeley Homes, this property has been modernised throughout, ensuring immediate enjoyment for its new owner.

The apartment boasts three generous bedrooms. The principal bedroom features built-in wardrobes and an en-suite re-fitted shower room and w.c. The second bedroom also benefits from fitted wardrobes, ensuring ample storage, while the third bedroom is currently arranged as a study—perfect for those seeking a quiet workspace or studio. A separate modern refitted shower room/w.c provide further convenience for both residents and visitors.

A welcoming and spacious dining hall provides an impressive introduction to the property, flowing seamlessly into a separate lounge—a perfect setting for relaxation or entertaining guests. The kitchen has been refitted with a range of modern units and incorporates a range of integral appliances.

Externally, the property enjoys access to a garage with light/ power and electric up and over door and parking in front, in addition to further non-allocated parking options for residents and visitors. Well maintained communal gardens surround the development, including an attractive flint walled enclosed courtyard.

Further features include; gas central heating, double glazing, loft space accessed via a pull down ladder, security entryphone and a share in the Freehold.

This apartment is a superb choice for those seeking spacious living in a sought-after village location, with everything on the doorstep and the coast close at hand. Arrange your viewing today to truly appreciate all this exceptional property has to offer.



At an Average rating of

4.9/5 ★★★★★



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01903 770095
www.glyn-jones.com

10 Cleeves Court, Cleeves Way, Rustington, BN16 3TS
£325,000



Spacious and well presented accommodation throughout



The property is located within a most attractive setting, which also enables easy access to Rustington's comprehensive village centre (approximately 0.5 mile), and many other important local amenities/attractions including Angmering mainline railway station, the Coppice doctor's surgery, and the seafront; all of which can be found within an approximate 0.75-mile radius. Furthermore, frequent bus services to surrounding areas also pass along nearby Station Road.

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 neighbouring towns of Bognor Regis and Worthing.

