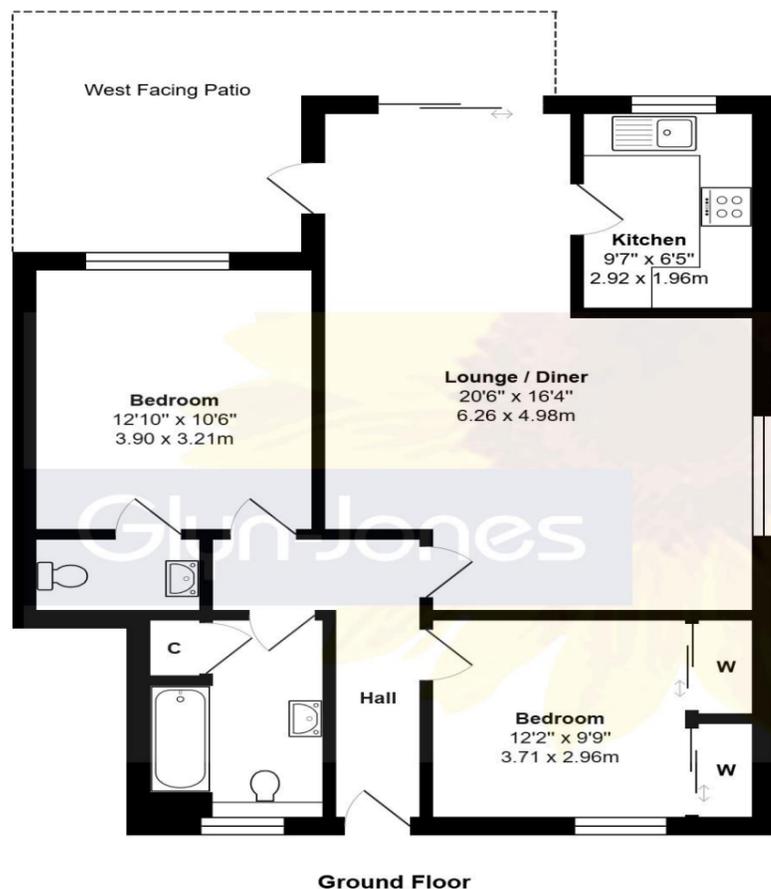


**55 The Gilberts, Sea Road,
Rustington, West Sussex, BN16 2LY**
£310,000 Leasehold



Ground Floor

Total Area: 822 ft² ... 76.4 m² (Excludes 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 1st Image 2026



Tenure: Leasehold - 999 year lease from 28th July 1988 (959 years remaining).

Service Charge: £1106.30 half yearly 2025/26

Ground Rent: £220.00 per annum

Council Tax Band: D

Energy Efficiency Rating: C

You are advised to have this confirmed by your legal representative at your earliest opportunity.

WITH OVER...



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

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

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.

Pleasantly situated within this popular seafront development, this impeccably modernised ground floor apartment offers an enviable lifestyle just moments from the coastline. Benefitting from its own private entrance, the property welcomes you into a beautifully presented interior, which has been thoughtfully updated to create a contemporary and inviting home.

The spacious double aspect lounge and dining area is flooded with natural light, with doors leading directly to a generous west-facing patio. Two double bedrooms provide flexible living, the main bedroom featuring an en-suite WC for added convenience, while the second bedroom is enhanced with a range of fitted wardrobes to maximise storage.

A sleek, refitted bathroom and a modern kitchen complement the airy feel of the flat, and the property offers practical touches such as double glazing and gas central heating for comfort all year round. Residents can also take advantage of a garage and non-allocated parking.



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



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Rustington's comprehensive village centre can be found within approximately one mile, 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 cafes and amenities along the way. This is an ideal retirement location with everything you need close to hand and many leisure activities available nearby.



“Spacious ground floor apartment with private entrance and west facing patio”



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