



Ground Floor

Total Area: 667 ft2 ... 62.0 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

Property Information

Tenure – Leasehold – the vendor is in the process of extending the lease; the apartment will be sold

with a lease which has 177 years remaining. Service Charge: £1,616.98 per 6 months.

Ground Rent: £100.00 per annum.

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

Energy Efficient Rating: C74 Council Tax Band: D



not be relied upon for carpets and furnishings.



guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general rustington@glyn-jones.com



10 Barton Court, The Street, Rustington, West Sussex, BN16 3PU £270,000 - Leasehold





Introducing this exceptional ground floor retirement apartment in the sought-after Rustington village. This beautifully maintained property boasts two bedrooms, with patio doors from the lounge leading out to a delightful patio area. Featuring a re-fitted kitchen, modern shower room/w.c, and an en-suite bathroom/w.c, this apartment is in very good condition.

Conveniently situated just 0.25 miles from the village centre, residents can enjoy all the amenities this charming village has to offer. With a private entrance door and gas central heating, this property offers comfort and convenience for retirement living.

The apartment comes with an extended lease of 177 years remaining, ensuring long-term peace of mind. An electric pull-cord system in most rooms adds an extra layer of safety and security. Residents can take advantage of the communal facilities, including a house manager, residents' lounge, and laundry room.

Outside, there are patio doors leading onto a patio, a residents' car park, and communal lawned gardens for relaxation and enjoyment. Non-allocated parking is also available for added convenience.







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"patio doors from the lounge leading out to a delightful patio area" The convenience of the location is a key feature, being within only approximately 0.25 miles of Rustington's comprehensive village centre, offering a wide variety of coffee shops, bars, restaurants, and many other important local amenities including; Westcourt Medical Centre (next door to the development); dental surgeries, Rustington Library; St Peter & St Paul's church and various community and leisure facilities. Furthermore, several bus routes operate along The Street, offering easy access to surrounding towns and villages.

The picturesque seafront with greensward and promenade can be found within approximately one mile. 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 1.75 miles and offers a regular service to London Victoria via Gatwick.













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