

Council Tax Band – F  
 Energy Efficiency Rating – C (78)  
 Share of Freehold

Total Area: 1088 ft<sup>2</sup> ... 101.1 m<sup>2</sup> (excluding terrace)

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

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  
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**1 Alderney Court, Sea Avenue  
 Rustington, West Sussex BN16 2DL**

**£650,000 – Leasehold (Share of Freehold)**



**A superior Ground Floor Apartment within an exclusive gated development, with private southerly garden. Located on Rustington's private Sea Estate, within just a hundred yards of the foreshore.**

Offered for sale with immediate vacant possession this well-appointed apartment provides spacious modern living both internally and externally, with generous contemporary accommodation and alfresco dining.

The accommodation comprises, a large open plan reception room, measuring approximately 26' x 25' with oak veneer flooring, fitted side board and designated media wall. Across another wall is a high spec recently refurbished kitchen with granite worktops and quality appliances, including Siemens oven and microwave and Miele induction hob. The apartment has two double bedrooms, both with wardrobes and access to the rear west facing terrace. The principle bedroom has an ensuite bathroom and there is a further contemporary shower room.

Externally, there is a low maintenance yet mature garden, with two terraces providing covered seating and a number of outbuildings, including a large shed/office. A lift provides access to secure underground parking and further storage.

Further benefits include, gas fired underfloor heating, double glazed sash style windows, and with just four apartments in the development the property is being sold along with a share of the freehold.

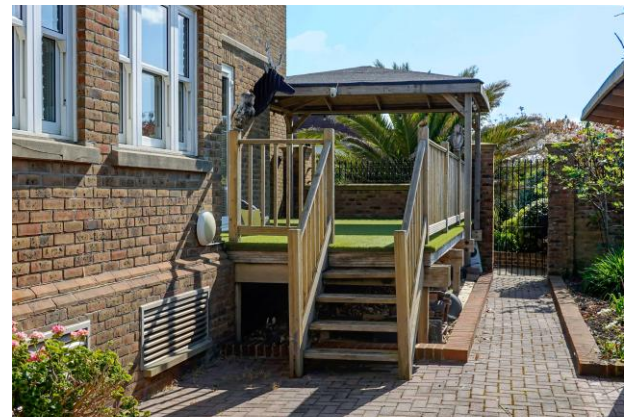


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### Outside –

The apartment enjoys a private and predominantly south facing garden, with a westerly patio to the rear. A key blocked pathway runs around the property and ensures the garden is relatively low maintenance, yet still features mature, well-stocked borders, with a variety of fruit trees, bushes and shrubs. Outbuildings include a large shed/office with power and light, greenhouse and a covered external kitchenette ideal for preparing meals outside. There is smaller terrace to the rear and a larger part covered terrace measuring 35' x 25', accessed from the living room providing an outside entertaining area.

### Parking –

There is secure underground parking accessed via an internal lift, with allocated spaces, a large walk in secure store for each apartment and further designated storage cupboards within the communal basement entry. To the front of the apartment is further off road parking for residents and visitors, secured behind a remote controlled wrought iron gate.

### Location –

The foreshore and seafront greensward is within less than 100 yards, providing a seaside stroll into Littlehampton to the west or East Preston Village to the East, with Beach Cafes along the way.

Rustington's comprehensive village centre can be found within approximately half a mile, with a wide range of independent shops, a choice of supermarkets including Waitrose and further extensive amenities. Angmering mainline railway station is less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of



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