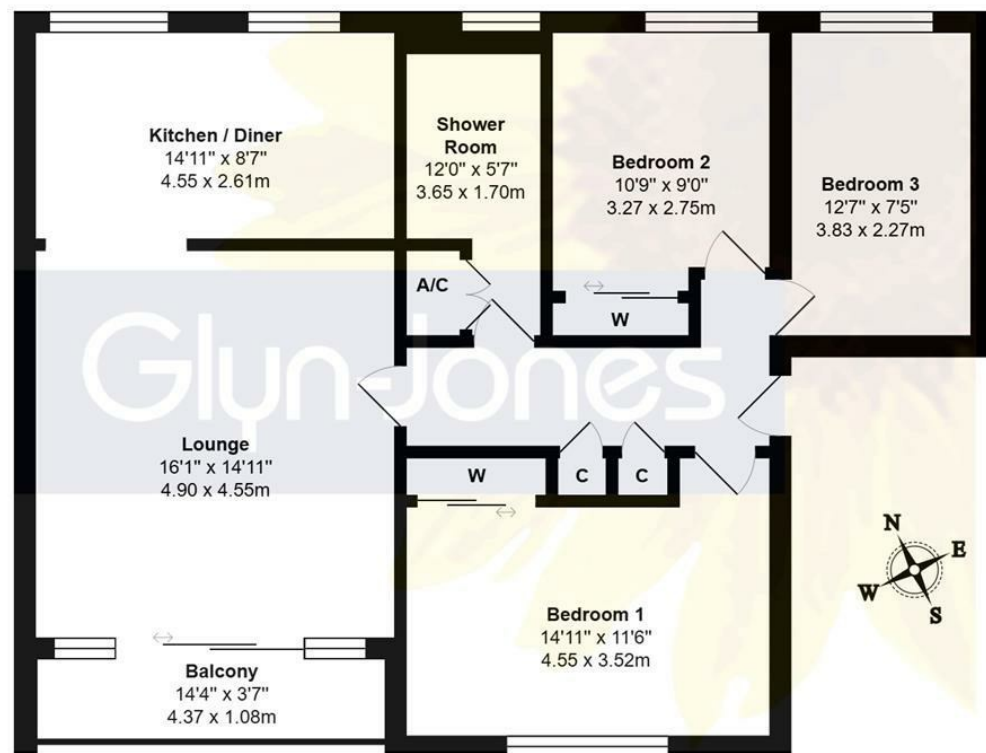


11 Norfolk Court Chanctonbury Road,

Offers In Excess Of £280,000



Top Floor Flat

Total Area: 936 ft² ... 87.0 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 1st Image 2026



TENURE - Leasehold - Share of Freehold

Council Tax Band: C

Energy Performance Rating: D

AGENTS 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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Purpose-built Top Floor Apartment
- Southerly Facing Balcony with SEA VIEW
- Open-plan Lounge/Diner/Kitchen
- Gas C/Heating & Double Glazing
- Share of Freehold
- NO ONWARD CHAIN
- Three Bedrooms
- Contemporary Shower Room
- Garage in Compound
- EER: D

It is our pleasure to present this particularly bright and spacious top floor apartment to the market offering the notable attributes of NO ONWARD CHAIN and a SEA VIEW.

Briefly described, the accommodation comprises; three sizeable bedrooms; a generous open-plan lounge/dining/kitchen room that gives access to a SOUTHERLY FACING BALCONY; and a refurbished shower room.

Additional features include a private garage within a nearby compound; gas central heating; uPVC double glazing; security entry phone system; access to well-maintained communal gardens; the remainder of a long lease; and a share in the freehold.

The property forms part of the highly regarded Overstrand West development, which not only enables easy access to the seafront, but is also within only 0.75-miles of Rustington's comprehensive village centre, with its vast array of shops and restaurants, along with numerous other important local amenities.

Public transport links are also close to hand, with a useful local bus service operating along nearby Sea Lane, whilst two mainline railway stations - Angmering and Littlehampton - can both be found within an equivalent distance of approximately 2-miles.

Centrally positioned on the West Sussex Coast, Rustington is found almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.

AGENT'S NOTE: Pets are not permitted in this development



At an Average rating of 4.9/5 ★★★★★



Glyn-Jones & Company
Rustington
01903 770095

11 Norfolk Court Chanctonbury Road, Rustington, West Sussex, BN16 2JX

