



Second Floor

Total Area: 1012 ft<sup>2</sup> ... 94.0 m<sup>2</sup> (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 Jim 2025

**Council Tax Band: F**

**Energy Efficiency Rating: C**

**Tenure: Leasehold, with Share in Freehold** (993-years remain from the original 999-year lease, dated 24<sup>th</sup> June 2019).

**Maintenance Fee: £4169.00 per annum** (Aug 2024 – July 2025).

**Ground Rent: £25.00 per annum.**

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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  
01903 770095  
rustington@glyn-jones.com

**5 Strand Court, Harsfold Road,**

**Rustington West Sussex, BN16 2NT**

**£375,000 (Leasehold, with Share in Freehold)**



**It is our pleasure to offer this for sale this outstanding top floor purpose-built apartment, boasting a wonderful view of the sea.**

The bright and spacious interior has undergone extensive renovation by the current vendors over the last 18-months. In brief, this includes: a refurbished en suite shower room; upgraded integrated kitchen appliances; extensive redecoration, and updated floor coverings.

The accommodation is configured with: three double bedrooms, the larger of which benefits from the aforementioned en-suite; a dual aspect living room, which gives access to a balcony offering that super sea view; a sizeable kitchen/breakfast room, and a separate shower room.

Further attributes include gas central heating; double glazing; a security entry phone system; an array of built-in storage incorporating a large utility cupboard off the hallway; access to a sizeable partly boarded loft with fitted ladder, and a passenger lift service.

Outside, there is a non-allocated parking area approached via electric gates, which also enables access to a private garage (approx. 16ft x 8ft) with electric 'up & over' door, power, and light. Additionally, attractive and well-maintained communal gardens surround the development.



At an Average rating of

**4.9/5** ★★★★★



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**5 Strand Court, Harsfold Road, Rustington, West Sussex, BN16 2NT**

**£375,000**



Constructed in 1997 by reputable developers, Berkeley Homes, the highly regarded Strand Court occupies a prime position opposite Rustington's picturesque foreshore and is approximately 1-mile from the village centre, with its comprehensive range of shops, restaurants, and numerous other amenities.

The delightful Mewsbrook Park, along with Littlehampton Wave leisure centre, are both found within 0.2 miles, and a frequent local bus services can be picked up along Harsfold Road. Notably, two mainline railway stations - Angmering & Littlehampton - can be found within an approximate radius of 2.5-miles, both of which provide a regular service to London Victoria.



*...outstanding, top floor, purpose-built apartment, boasting a wonderful view of the sea...*

