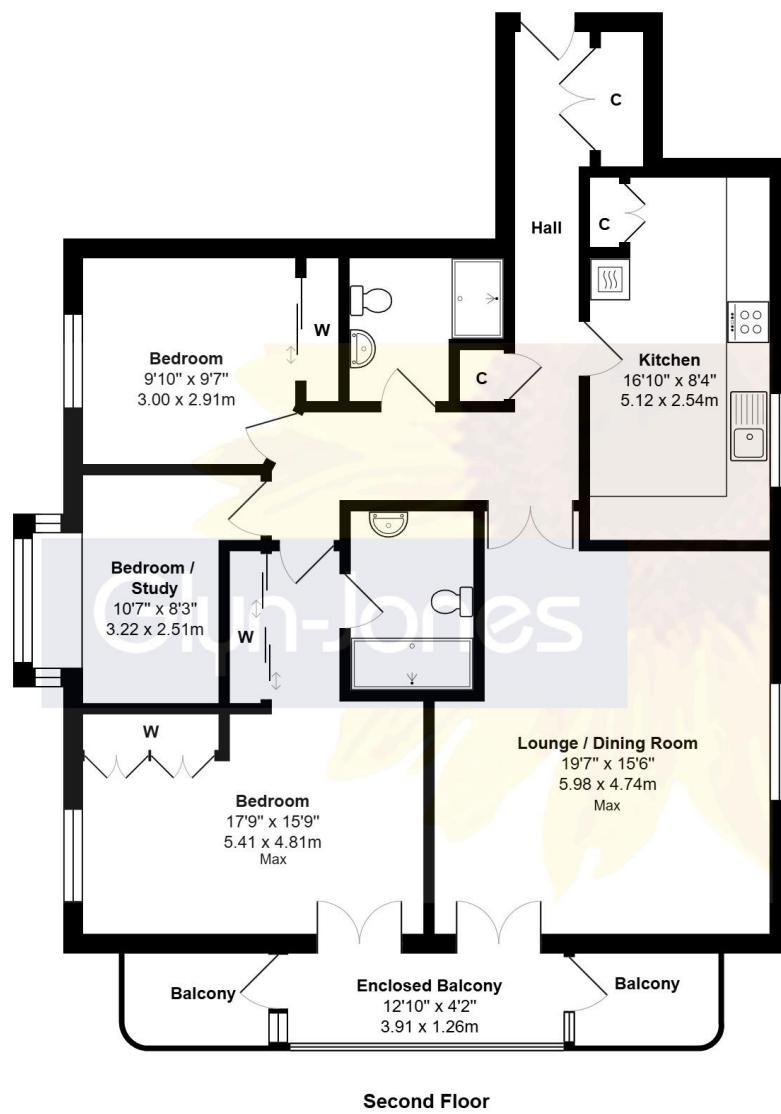




**23 Strand Court, Harsfold Road,  
Rustington, West Sussex, BN16 2NT  
£525,000 – Leasehold**



**Property Information**

Tenure – Leasehold - 999 year lease from 24<sup>th</sup> June 2019 (there are 938 years remaining).

Service Charge: £4,600.00 per annum.

Ground Rent: £25.00 per annum

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

Energy Efficient Rating: D62

Council Tax Band: F

WITH OVER...



At an Average rating of

4.9/5

COMPANY REVIEWS NOW RECEIVED



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.



Introducing this prestigious top floor seafront apartment in the sought-after Rustington seafront development, Strand Court. Enjoying panoramic sea views from all principle rooms, this property is situated in a very desirable front south/west position within the building. The enclosed balcony room provides a relaxing space with access to two external balconies, perfect for soaking in the coastal scenery.

Inside, you'll find spacious accommodation (1097 sq. ft) including three bedrooms, 16'10 kitchen with "Neff" appliances and a water softener, a shower room/w.c, and an en-suite shower room/w.c from the master bedroom. With lift access, gas central heating and double glazing, this apartment offers comfort and convenience. The private gated development includes a garage with an electric up-and-over door, residents parking, and well-maintained communal gardens. Furthermore there is a large loft space accessible from the hallway that provides extra storage.

Don't miss out on this fantastic opportunity to own a top floor apartment in an enviable seaside location. Contact us now to arrange a viewing of this outstanding property.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5



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www.glyn-jones.com

23 Strand Court, Harsfold Road, Rustington, West Sussex, BN16 2NT

£525,000 – Leasehold



Located on Rustington seafront, this property benefits from being within walking distance of a bus route and approximately one mile from Rustington village, where a Waitrose Supermarket and a range of facilities can be found.

Angmering train station, only 2.1 miles away, provides direct routes to London, ideal for commuters.



*“Enjoying panoramic sea views  
from all principle rooms”*

WITH  
OVER...



At an Average rating of  
4.9/5 ★★★★★



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01903 770095  
[www.glyn-jones.com](http://www.glyn-jones.com)