



Total Approx. Floor Area 983 ft<sup>2</sup> ... 91.3 m<sup>2</sup>  
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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

**Tenure: Leasehold – We are advised that there are approximately 87 years remaining on the lease (125 years from 24/6/1987) You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Maintenance Fee: £2364.05 half yearly 2024/25**

**Ground Rent: £100.00 per annum**

**Energy Efficient Rating: C | Council Tax Band: E**



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.



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01903 770095  
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**19 Barton Court, The Street,  
Rustington, BN16 3PU**  
**£250,000 Guide Price (Leasehold)**



Introducing this superb penthouse retirement apartment situated in the heart of Rustington Village - the perfect place for retirees looking to enjoy all the amenities and conveniences of village life.

The apartment forms part of this desirable development and offers bright and spacious accommodation, boasting two double bedrooms and two well-appointed bathrooms. The large west-facing lounge/dining room features a Juliet balcony overlooking the communal gardens, creating a peaceful and inviting atmosphere. The main bedroom boasts a double aspect, built-in wardrobes, and en-suite bathroom, while the second bedroom also has built-in wardrobes for added convenience.

The modern kitchen is perfect for preparing meals, while the bonus of a stair lift to the first floor ensures easy access. Residents can enjoy the many communal facilities, including a house manager, residents' lounge, laundry room, and non-allocated parking. With no ongoing chain, this property is ready for you to make it your own.

In addition, the property features gas central heating and double glazing,



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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.



Feature west facing lounge/dining room with Juliet  
Balcony overlooking communal gardens