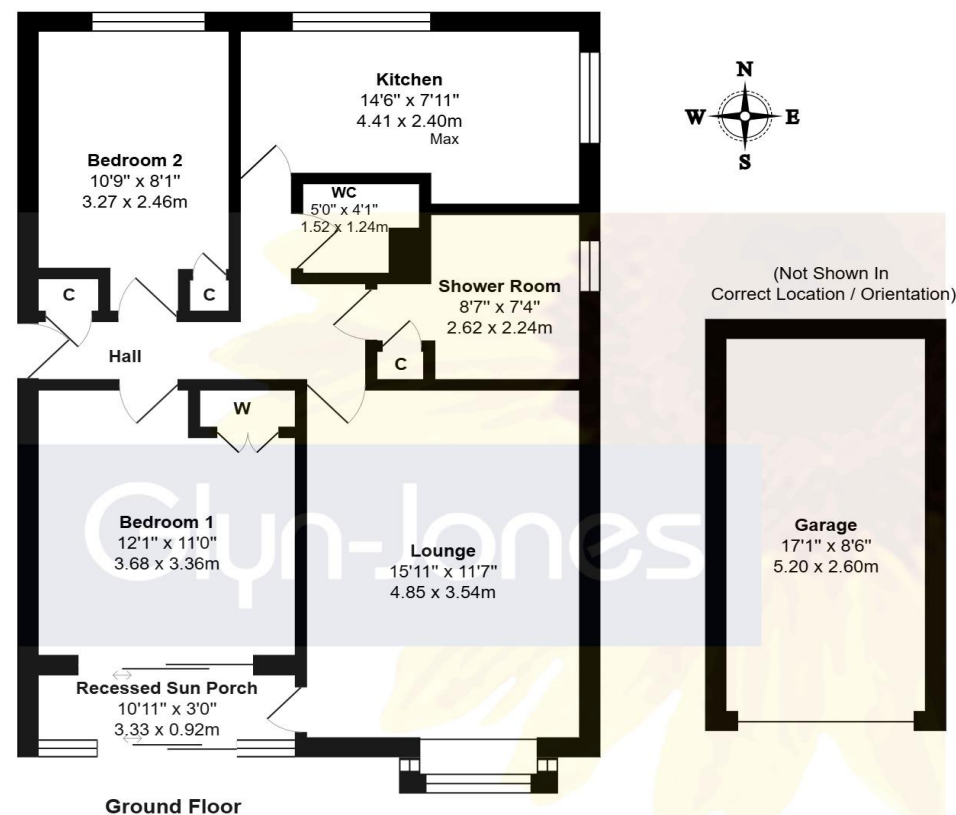




Emmabrook Court, Sea Road, Littlehampton, BN16 2NG

Total Approx. Floor Area 907 ft² ... 84.3 m² (Includes Garage)

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 976-years remaining on the lease (999-years from 22/06/2003).

Maintenance Fee: Approx. £2000.00 per annum

Ground Rent: *TBC*

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

Agent's Note: Pets are NOT permitted at this development

You are advised to have this confirmed by 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

**14 Emma Brook Court, Sea Road,
Rustington, BN16 2NG**
£245,000 (Leasehold)

Glyn-Jones



Occupying a superb south-facing seafront position, this spacious two-bedroom ground-floor apartment enjoys direct sea views and offers an enviable coastal lifestyle just moments from the beach.

The bright and generously proportioned lounge takes full advantage of the outlook and opens into a delightful, enclosed sun porch, providing the perfect place to relax throughout the year while enjoying views towards the sea. The principal bedroom also benefits from access to the sun porch, creating a wonderful connection to the coastal setting.

The accommodation further comprises a kitchen/breakfast room, second double bedroom, contemporary shower room and separate WC. The property is offered for sale with no onward chain, making it an ideal permanent residence, retirement move, second home or lock-up-and-leave coastal retreat.

Particular benefits include a private garage, gas central heating, double glazing, secure entry-phone system and well-maintained communal gardens. The apartment is also held on a long lease with approximately 976 years remaining.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

14 Emma Brook Court, Sea Road, Rustington, BN16 3NG
£245,000 (Leasehold)



☞ ...an enclosed sun porch accessed from both lounge and main bedroom...



Emma Brook Court occupies one of Rustington's most sought-after seafront locations, with the beach and promenade directly opposite.

Mewsbrook Park and the Wave leisure centre are within just a few hundred metres of the development, whilst both Rustington village and Littlehampton town centres can be found in an equivalent distance of approximately 1.5-miles, both of which provide an excellent range of shops, cafés, restaurants, and transport links.

A rare opportunity to acquire a spacious seafront apartment with sea views, parking, garage and an exceptionally long lease in a highly desirable coastal location.

