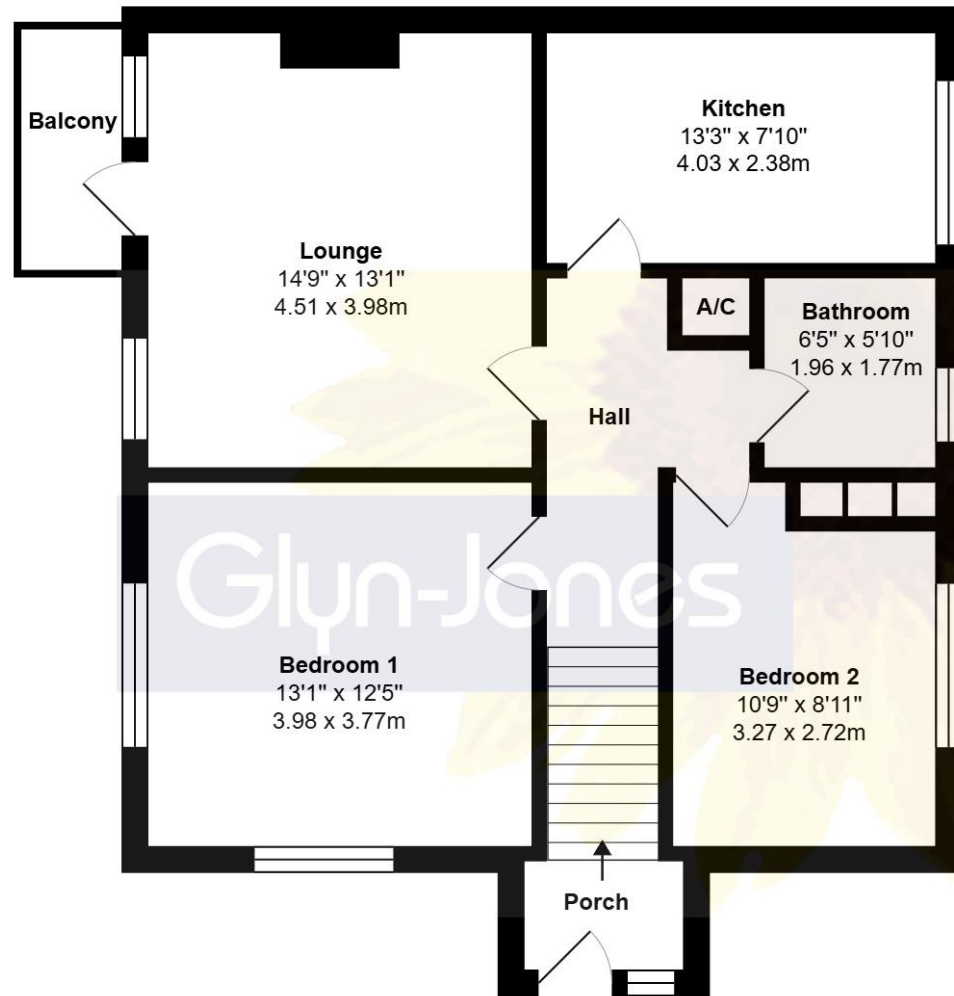


**44 Cove Road, Rustington  
West Sussex BN16 2QN**

**£265,000 - Leasehold**

**Glyn-Jones**



**First Floor**

Total Approx. Floor Area 765 ft<sup>2</sup> ... 71.1 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 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

**Council Tax Band – B    Energy Efficiency Rating – D**

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



**First Floor Maisonette | Spacious Sitting Room with Sun Balcony | Large Fitted Kitchen | Two Double Bedrooms | Bathroom / WC | Gas Fired Central Heating | uPVC Double Glazing | Private Garden | Compound Garage | Sought After Road**

A desirable First Floor Maisonette with its own personal entrance at ground floor level. The apartment is bright and spacious with two double bedrooms, both with built in wardrobes. It is offered for sale, in our opinion in good clean order throughout, having recently been redecorated. The large kitchen is well appointed with high gloss 'Shaker' style units and modern laminate worktops. The property benefits from gas fired central heating to radiators and uPVC double glazing throughout. Other features include a sun balcony from the lounge, a sizeable private garden, and garage in nearby compound.

Favourably located in a popular residential area within just a few hundred yards of Rustington Seafront.

Offered for sale with vacant possession, we would recommend early viewing.

WITH OVER... **500** COMPANY REVIEWS

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## 44 Cove Road, Rustington, West Sussex BN16 2QN



### Outside –

There is a private rear garden within a few steps of the property, all enclosed by timber panel fencing. The garden is part laid to lawn with an extensive area of crazy paving. The garden measures approximately 35' x 30'. Within the garden is a timber garden shed (requiring some repair).

### Integral Garage –

The property includes a garage approached by a metal up and over door, located in nearby compound.

**Tenure** – We understand the apartment is held on the remainder of a 999 year lease from 1962.  
Ground Rent – approximately £15 per annum and no fixed service charge payable.

### Location –

The maisonette is in sought after road in a popular residential area, south west of the village and within just a few hundred yards of foreshore. The seafront promenade provides a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure centre is close by and other leisure activities are close to hand. In the opposite direction, a pleasant greensward walk takes you towards the village of East Preston.

Rustington's comprehensive village centre can be found within less than a mile, with a wide range of retailers, restaurants and coffee shops. Doctor's surgeries, dentists, along with comprehensive amenities are all nearby.

A good local bus service runs along the seafront.



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