



First Floor

Total Area: 732 ft² ... 68.0 m² (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 Jtm 2023

**Council Tax Band: B**      **Energy Efficiency Rating: C**

**Tenure:** Leasehold with share in Freehold - We are advised that there are approximately 950 years remaining on the lease (999 years from 5/3/1976). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Service Charge:** 2024/2025 £1740.00



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

## 10 Shaftesbury Court, Shaftesbury Road, Rustington, BN16 2HU

£240,000 Leasehold

Glyn-Jones



A spacious purpose built first floor apartment with WEST FACING BALCONY and GARAGE located in a popular development close to the seafront and Rustington village centre.

This bright and spacious apartment is offered for sale in good order throughout and features; entrance hall; lounge/dining room; two bedrooms; with the main bedroom benefitting from built-in wardrobes and access to a private west-facing balcony; refitted kitchen and shower room, and separate w.c. A particular feature of the property are the well-maintained communal gardens which surround the development, providing some pleasant seating areas. A single garage is situated in a nearby compound.

Additional features include; gas-fired central heating, double glazing and the remainder of a 999-year lease.



At an Average rating of

4.9/5 ★★★★★



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£240,000 (Leasehold)



“Spacious and well presented apartmend with  
feature west facing balcony and garage”

Rustington’s comprehensive village centre can be found within approximately half a mile, with most amenities at hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. A regular bus service operates along nearby Sea Lane.

The seafront offers extensive leisure facilities, including Littlehampton’s ‘Wave’ Leisure Centre with swimming pool, Mewsbrook Park and boating lake, and the seafront promenade providing a pleasant walk with cafés and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available nearby

