



Sea Road, Rustington, BN16 2NG

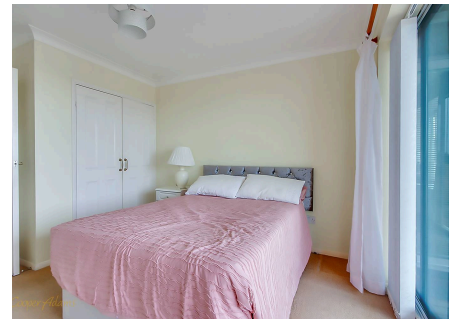
Leasehold

Two Double Bedrooms • Ground Floor Apartment • Private Balcony/Patio • LONG LEASE! • Sold with No Onward Chain! •
Garage En-Bloc • Overlooking Rustington Beach • Approx. 882 sq. ft (82 sq. m)

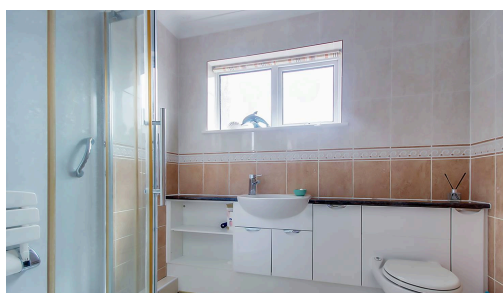
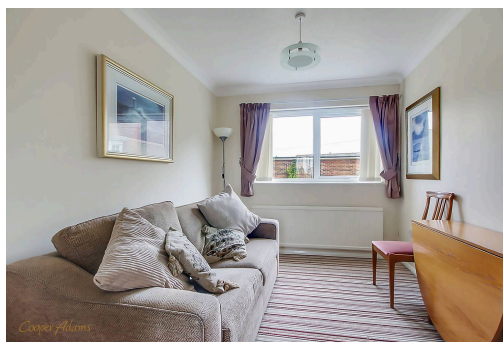
Cooper Adams

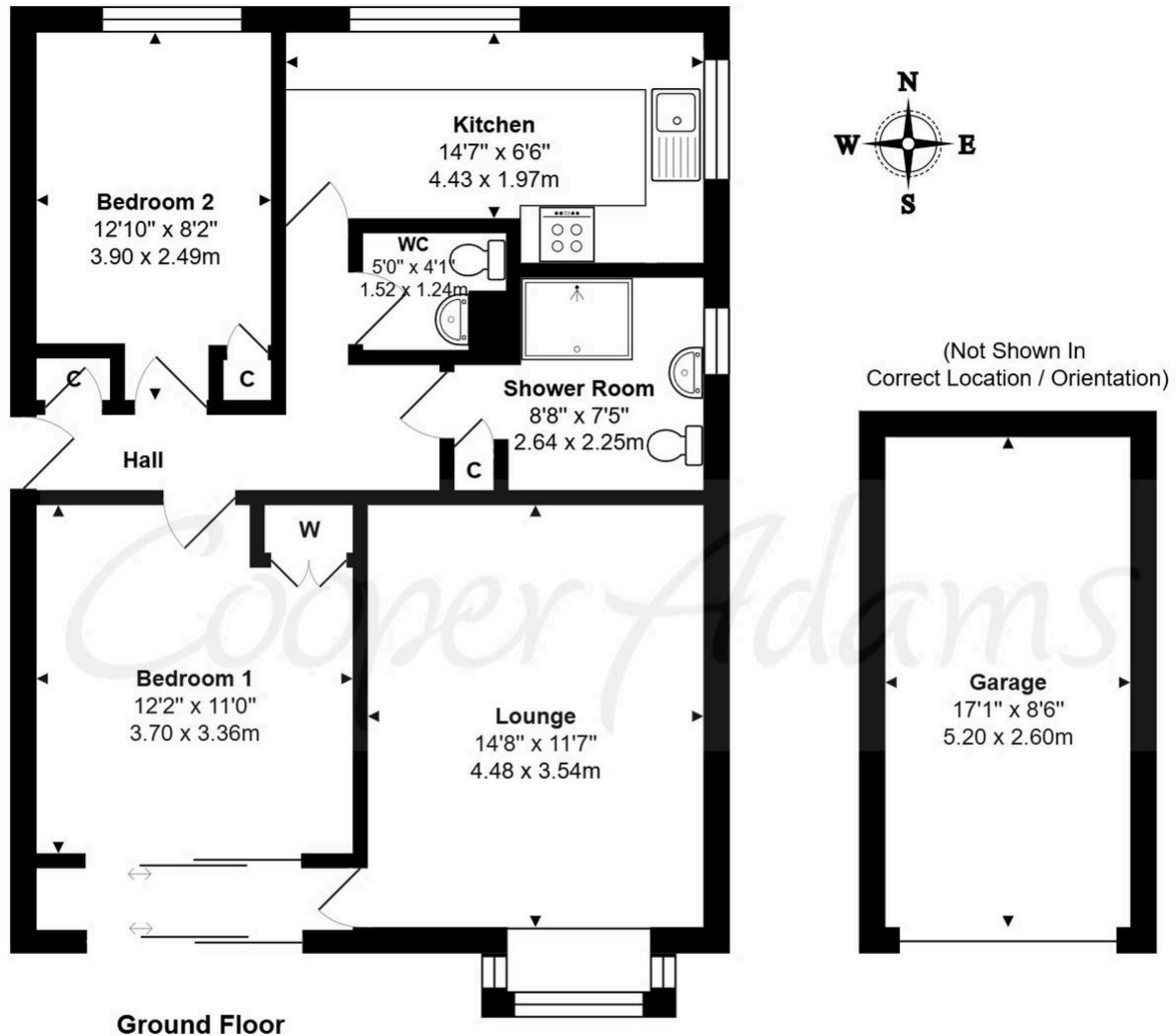
This two double bedroom apartment is ideally situated next to Rustington beach! The property features a bright, south-facing living room, allowing for plenty of natural light throughout the day. The modern kitchen is well-equipped with ample storage and workspace, and benefits from a separate breakfast bar. Both bedrooms come complete with built-in wardrobes, and the primary bedroom enjoys direct access to a private patio area, perfect for relaxing with your morning coffee or simply enjoying the afternoon sun. Further benefits include a recently installed boiler, garage en-bloc, and off-street parking. Offered with a long lease - this apartment would make an ideal home for downsizers, professionals, or anyone seeking ground-floor living with low maintenance outdoor space.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Emmabrook Court, Sea Road, Littlehampton, BN16 2NG

Total Approx. Floor Area 882 ft² ... 82.0 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

Council Tax band: D, Energy Efficiency Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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