



Hendon Avenue, Rustington, BN16 2LX

Share of Freehold

A Ground-Floor Apartment • Two Double Bedrooms • SHARE OF FREEHOLD • Private Ground-Floor Balcony/Patio • Gated Development with Allocated Parking and Visitor Spaces • En-Suite Shower Room to Primary Bedroom • Immaculately Maintained Communal Gardens • Situated next to Rustington Beach and Mewsbrook Park! • Approx. 905 sq. ft (84.1 sq. m)

*Cooper Adams*



This beautifully presented two-bedroom ground floor luxury apartment is ideally positioned just moments from the beach and the tranquil surroundings of Mewsbrook Park. The spacious layout features two generously sized double bedrooms both with fitted wardrobes, with the primary bedroom benefiting from its own en-suite shower room. A newly fitted modern kitchen offers ample worktop space and seamlessly connects to a bright, open-plan living and dining area, which opens out onto a private ground-floor patio—perfect for enjoying the well-maintained communal gardens. A rear gate provides direct access into Mewsbrook Park, enhancing the property's peaceful, coastal setting. Additional benefits include secure gated parking with an allocated space, a newly installed kitchen and boiler, and a share of the freehold. Set within a secure and well-kept development, this property is an ideal choice for those seeking a low-maintenance coastal residence, weekend retreat, or a secure lock-up-and-leave in a prime seaside location.

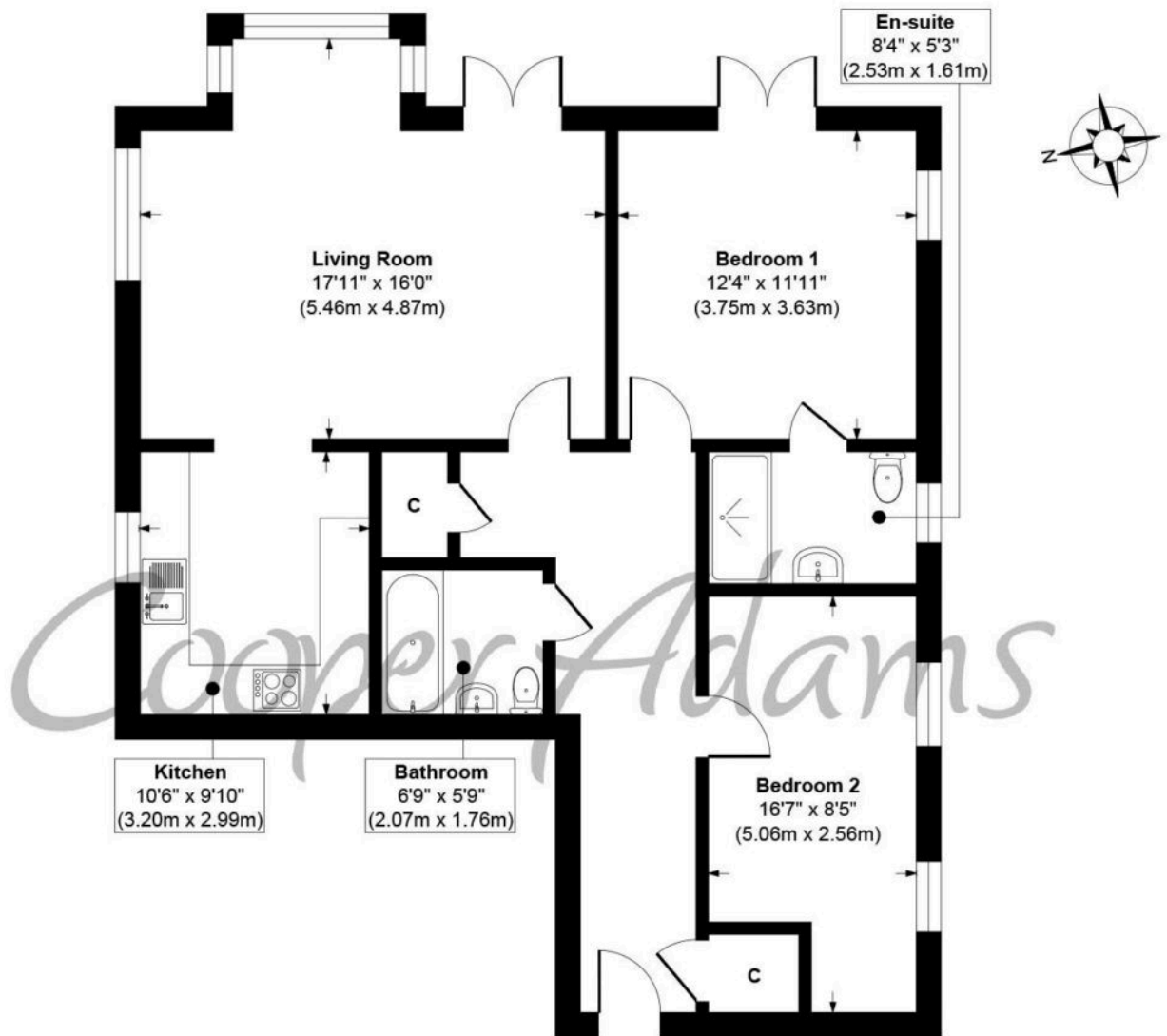
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.



Cooper Adams



Approximate Floor Area  
905 sq. ft  
(84.12 sq. m)

**Hendon Avenue, Rustington**  
**Approx. Gross Internal Floor Area 905 sq. ft / 84.12 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

Council Tax band: D, EPC Energy Efficiency Rating: C, EPC Environmental Impact 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](http://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: 952547172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)