

Dolphin Court, Dolphin Way, Rustington, BN16 2EN

Share of Freehold

Two Bedroom Apartment • Private Ground Floor Patio/Balcony • NO ONWARD CHAIN! • Share of Freehold with Long Lease •
Highly Desirable Beach Location • Just Over Half a Mile to Rustington Village • Approx. 716 sq. ft (66.5 sq. m)

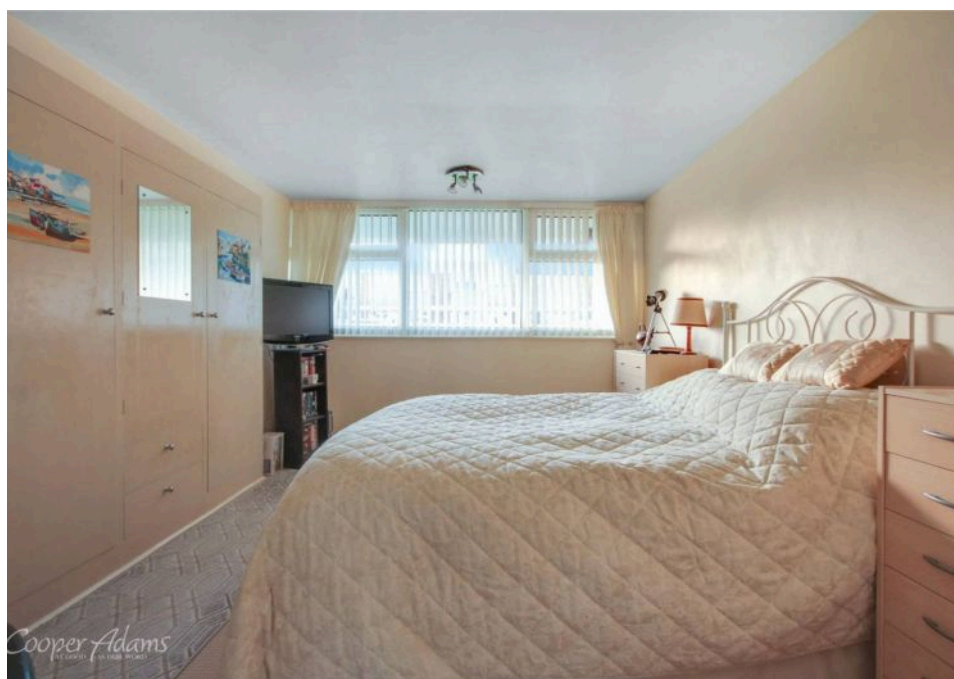
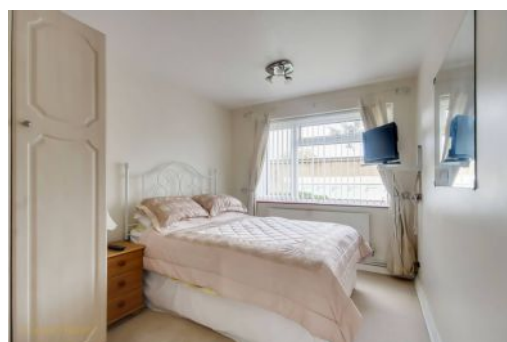
Cooper Adams

If you've ever imagined living by the sea, this charming ground-floor apartment could be your ideal home. Just a stone's throw from the beach and greensward, this highly desirable location offers the perfect blend of tranquillity and convenience. With two bedrooms and a private patio/balcony, it's easy to picture yourself enjoying stunning sunsets and seaside strolls before heading to Rustington Village for a delightful meal. The apartment is accessed via a secure communal entrance. Upon entering, you'll find two double bedrooms on either side of the hallway, one featuring built-in wardrobes. The kitchen is well-equipped with plenty of fitted units, an integrated oven and hob, and space for a dining table if desired. The sitting room is filled with natural light and opens directly onto the private patio/balcony, providing the perfect spot to relax and enjoy the outdoors. Completing the property is a family bathroom with a bath, shower overhead, WC, and basin. This apartment truly is a wonderful place to call home.

The seller requires a 'Reservation Agreement' to protect serious buyers.

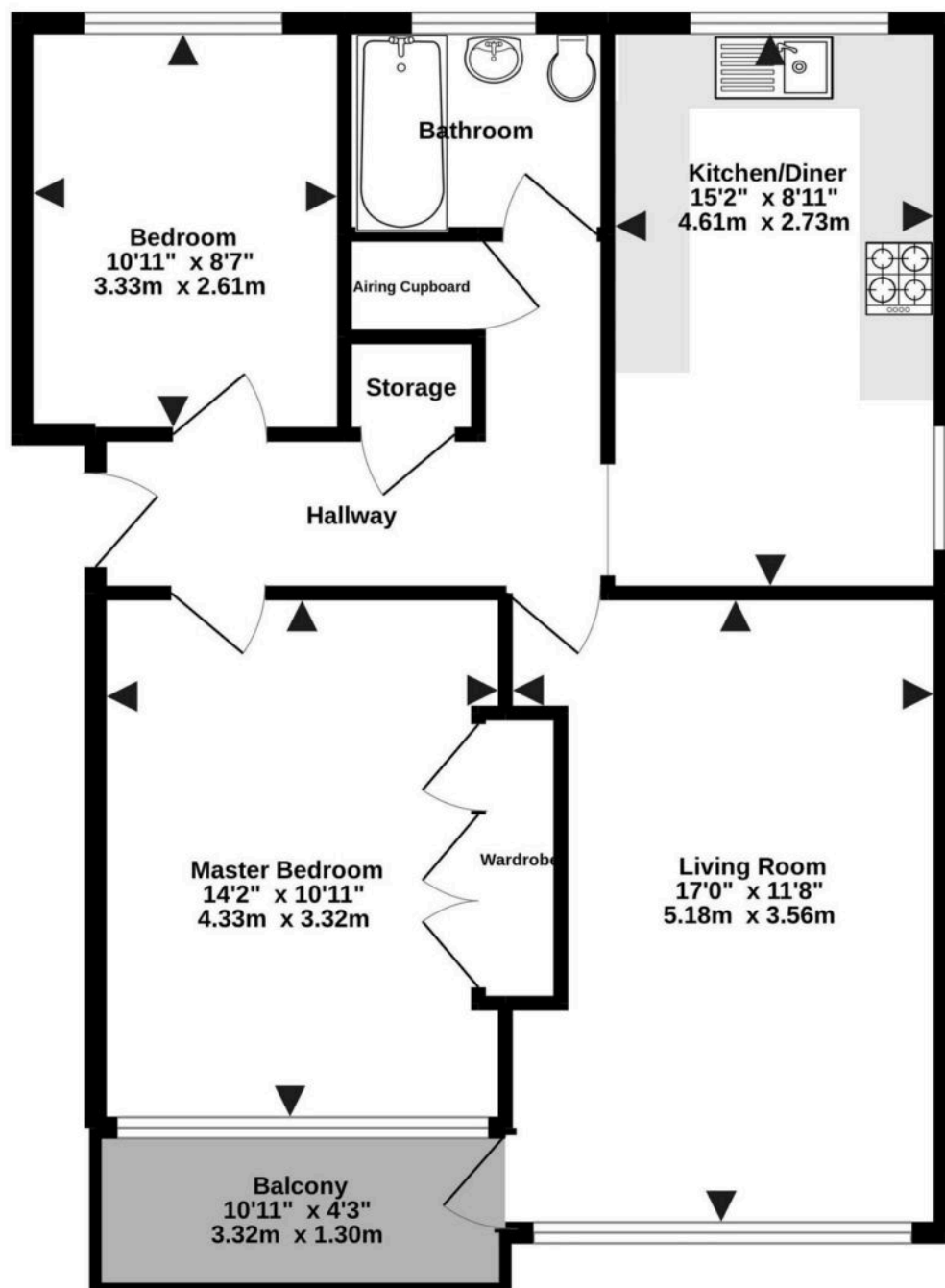


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities,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



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Ground Floor
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax band: C, EPC Energy Efficiency Rating: D

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