



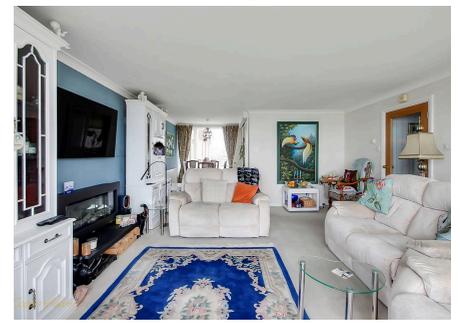
Petworth Court Rackham Road, Rustington, BN16 2LF

Guide Price £330,000 Share of Freehold

Three Bedrooms • Balcony with Direct Sea Views! • First-Floor Apartment • Long Lease with Approx. 950 Years Remaining • Garage and Residents Parking • Just Over Half a Mile to Rustington's Village • Transport Links Nearby • Approx. 942 sq. ft (87.5 sq. m)

Cooper Adams

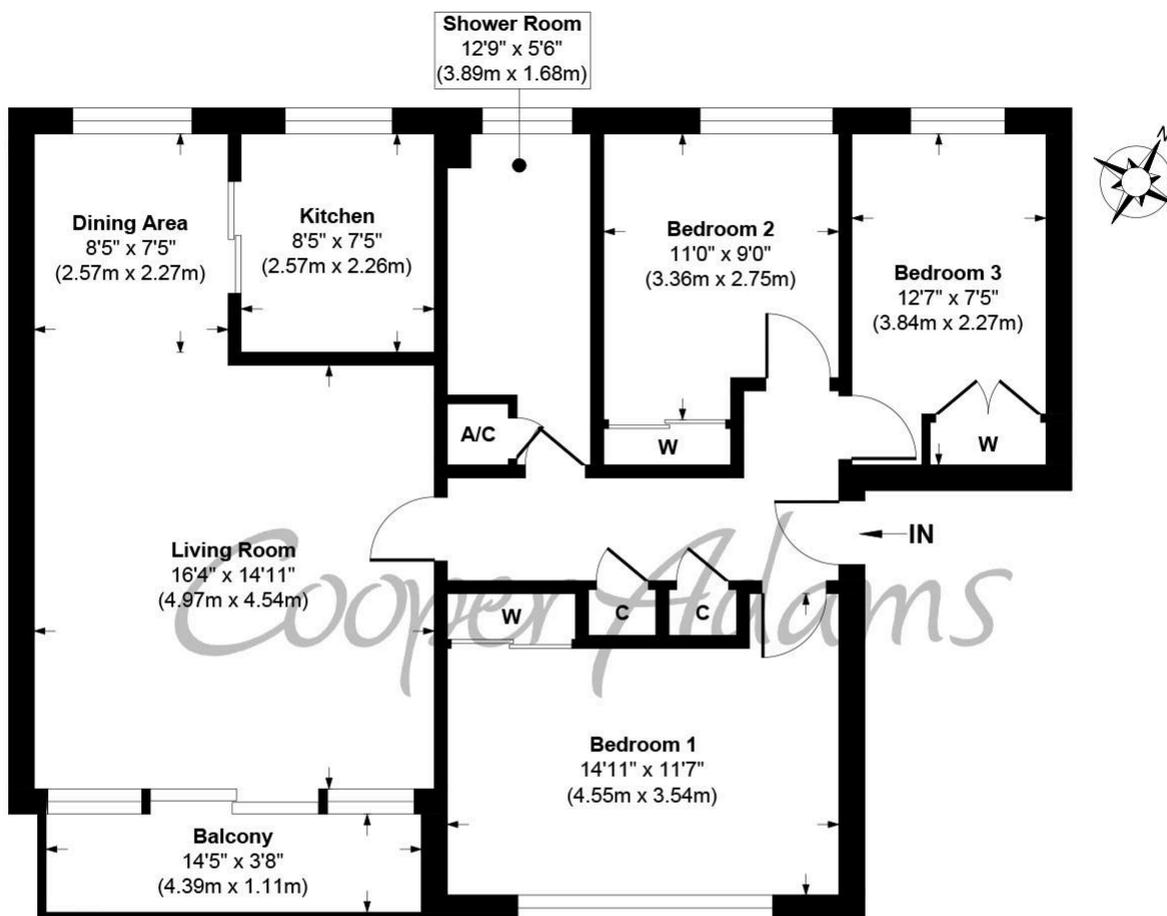
A fantastic opportunity to own this beautifully presented three bedroom, first-floor apartment boasting uninterrupted sea views and a garage en-bloc. The private balcony overlooks the meticulously maintained communal gardens and stretches out across the beach, offering a truly serene setting to call home. The apartment features a modern kitchen and bathroom, resident parking, and the added advantage of a very long lease. Located just over half a mile from Rustington's charming village, residents can enjoy a vibrant community atmosphere with an array of local shops, cafes, and amenities. Excellent transport links nearby provide seamless connectivity to surrounding areas, making this property an ideal choice for convenience and lifestyle. With its prime location and breathtaking views, this apartment perfectly combines comfort and coastal charm, offering an exceptional opportunity to embrace seaside living. This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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.

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





Approximate Floor Area
942 sq. ft
(87.50 sq. m)

Rackham Road, Rustington
Approx. Gross Internal Floor Area 942 sq. ft / 87.50 sq. m

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

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Council Tax band: C, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

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