

## Rawson Court Sea Lane, Rustington

### Leasehold

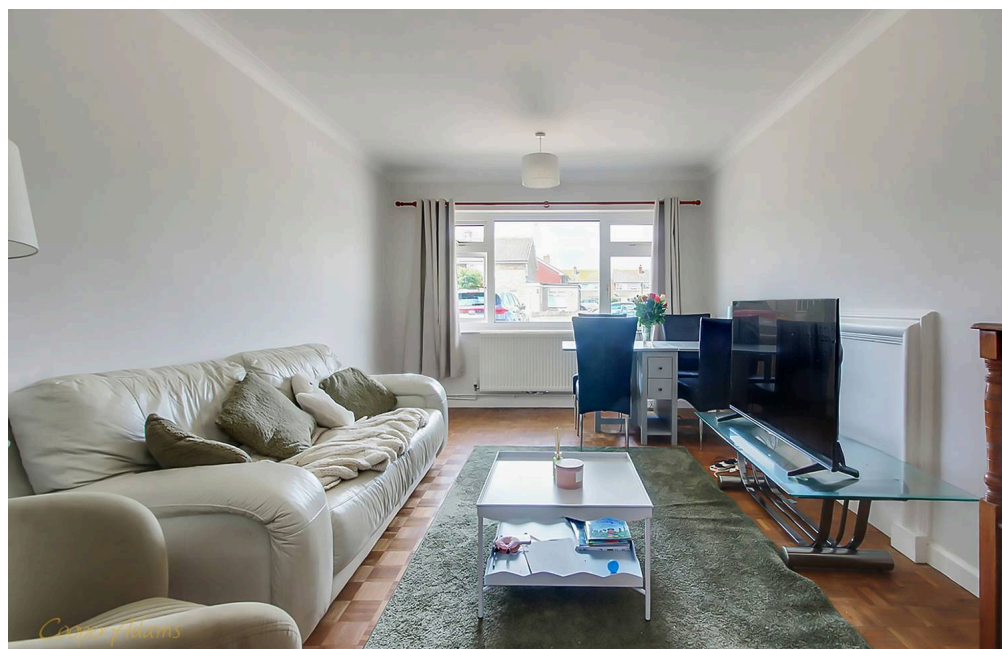
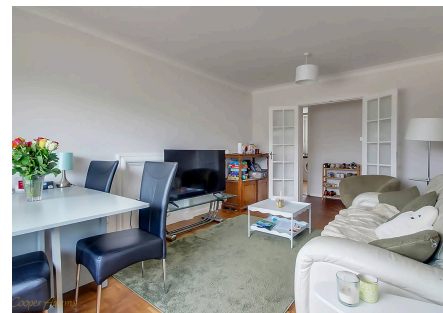
A Ground Floor Apartment • Two Double Bedrooms • LONG LEASE • No Onward Chain • Garage En-Bloc • Residents Parking • Spacious Family Bathroom • Just a Short Walk to Rustington Beach • Close to Rustington Village and Shops •  
Approx. 718 sq. ft (66.7 sq. m)

*Cooper Adams*

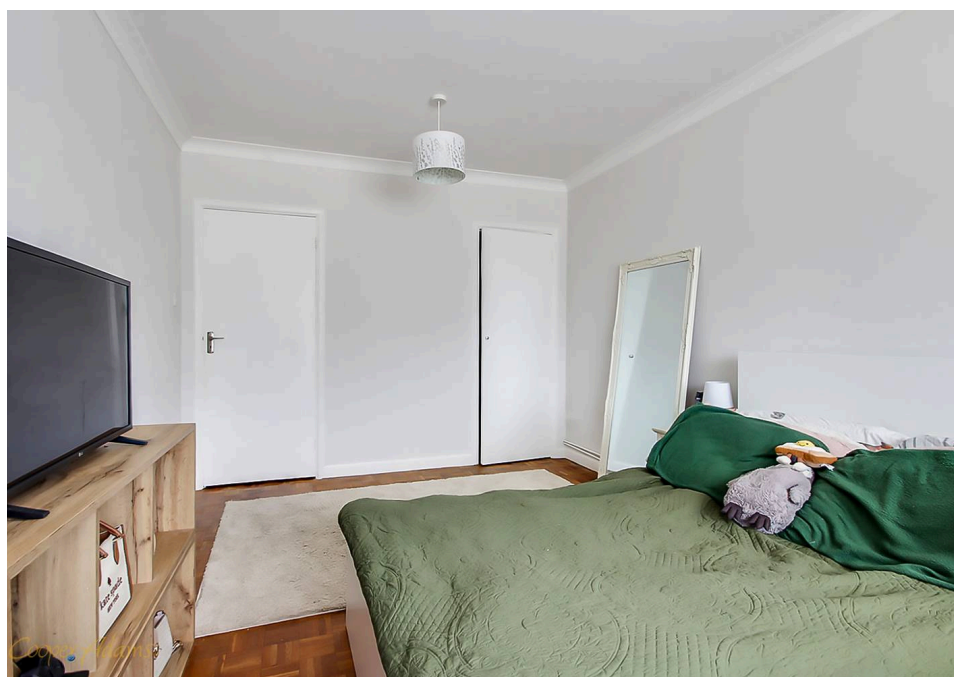
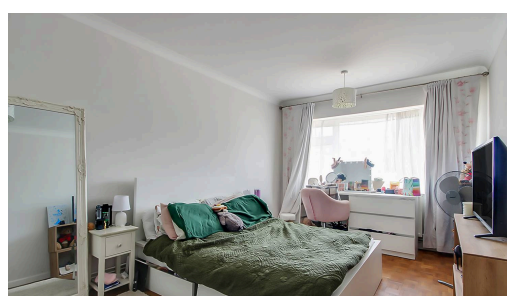
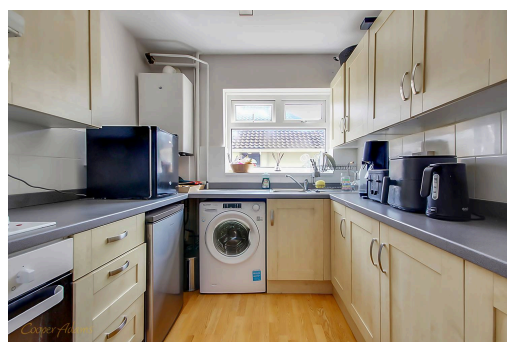


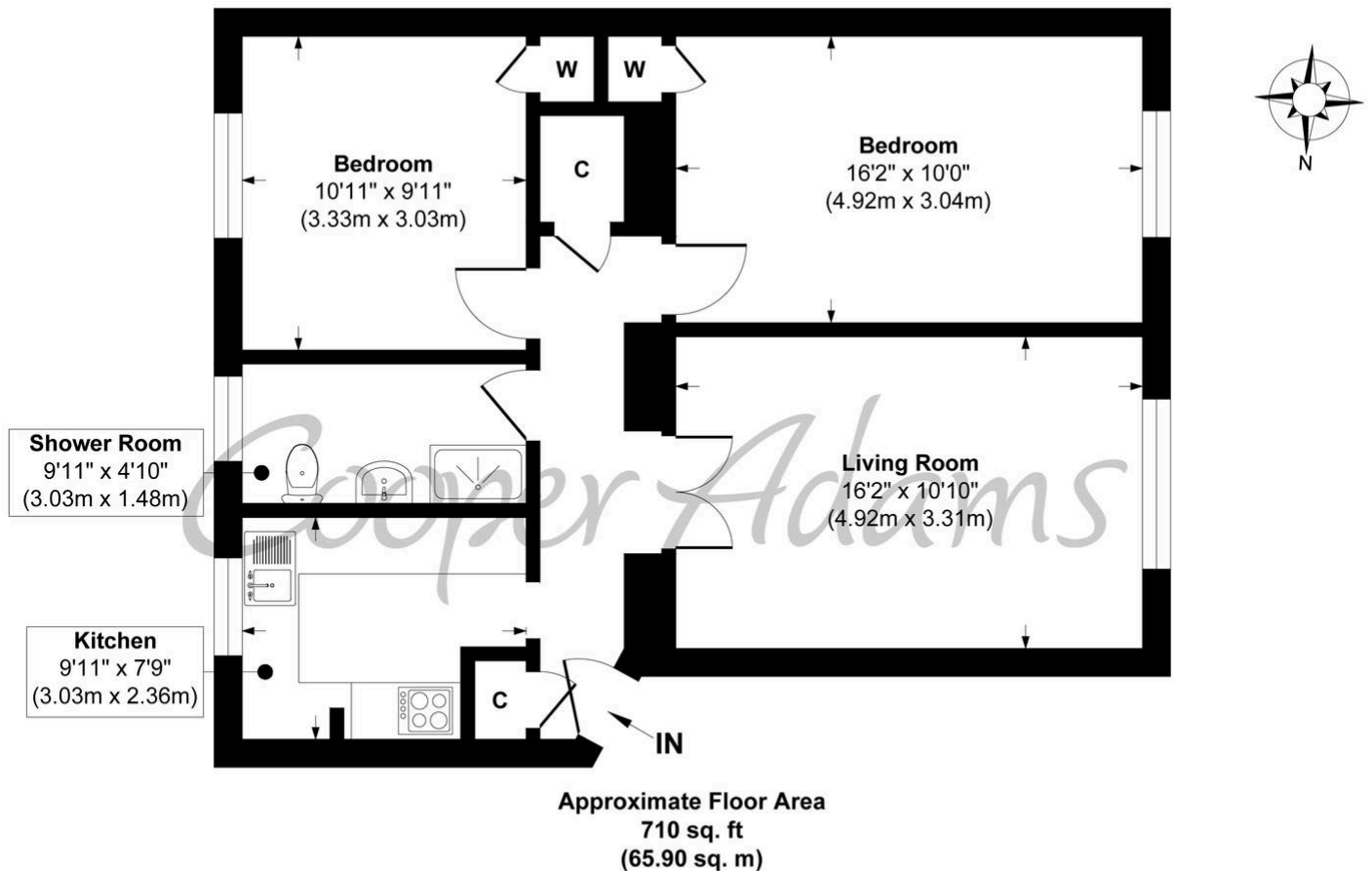
Located just a short walk from Rustington beach and conveniently close to the village centre, this spacious ground floor apartment offers two generous double bedrooms, a bright lounge/diner, a fitted kitchen, and a large family shower room. Well-maintained throughout, the property is ideal for those seeking single-level living in a prime coastal location. Additional benefits include residents' parking, a garage en-bloc, a long lease, and no onward chain - making it an attractive option for both homebuyers and investors. With shops, cafes, and transport links all within easy reach, this apartment combines practical living with the charm of seaside life.

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.





**Rawson Court, Sea Lane**  
**Approx. Gross Internal Floor Area 710 sq. ft / 65.90 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: D, EPC Environmental Impact Rating: D

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: 982847172.

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