



## Rackham Road, Rustington, BN16 2LE

Share of Freehold

First-Floor Apartment • Three Double Bedrooms • Balcony • Direct Sea Views! • No Onward Chain • LONG LEASE • Resident Parking & Garage • Rustington Village and Shops just Half a Mile Away • Approx. 921 sq. ft (85.5 sq. m)

*Cooper Adams*

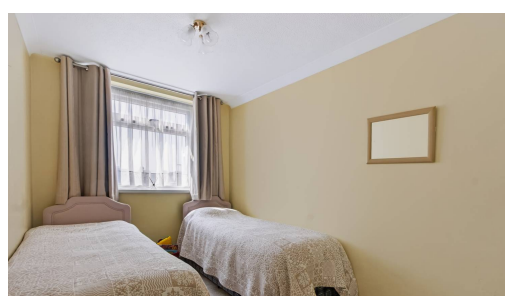
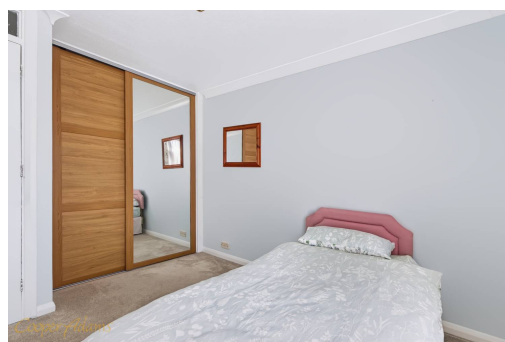
Located just a short walk from the seafront, this first-floor apartment combines sea views with easy access to Rustington village. The accommodation includes three double bedrooms, a 16ft lounge opening onto a private balcony with sea views, a dining room with connecting doors to the lounge, a fitted kitchen, shower room and plenty of built-in storage. A garage en-bloc and resident parking are included, and the property has a long lease and no onward chain. Rustington village is approximately half a mile away, offering a wide choice of shops, cafés and everyday services, while the seafront is just a few steps from the development. This apartment is equally suited as a permanent home, second home or lock-up-and-leave by the coast.

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

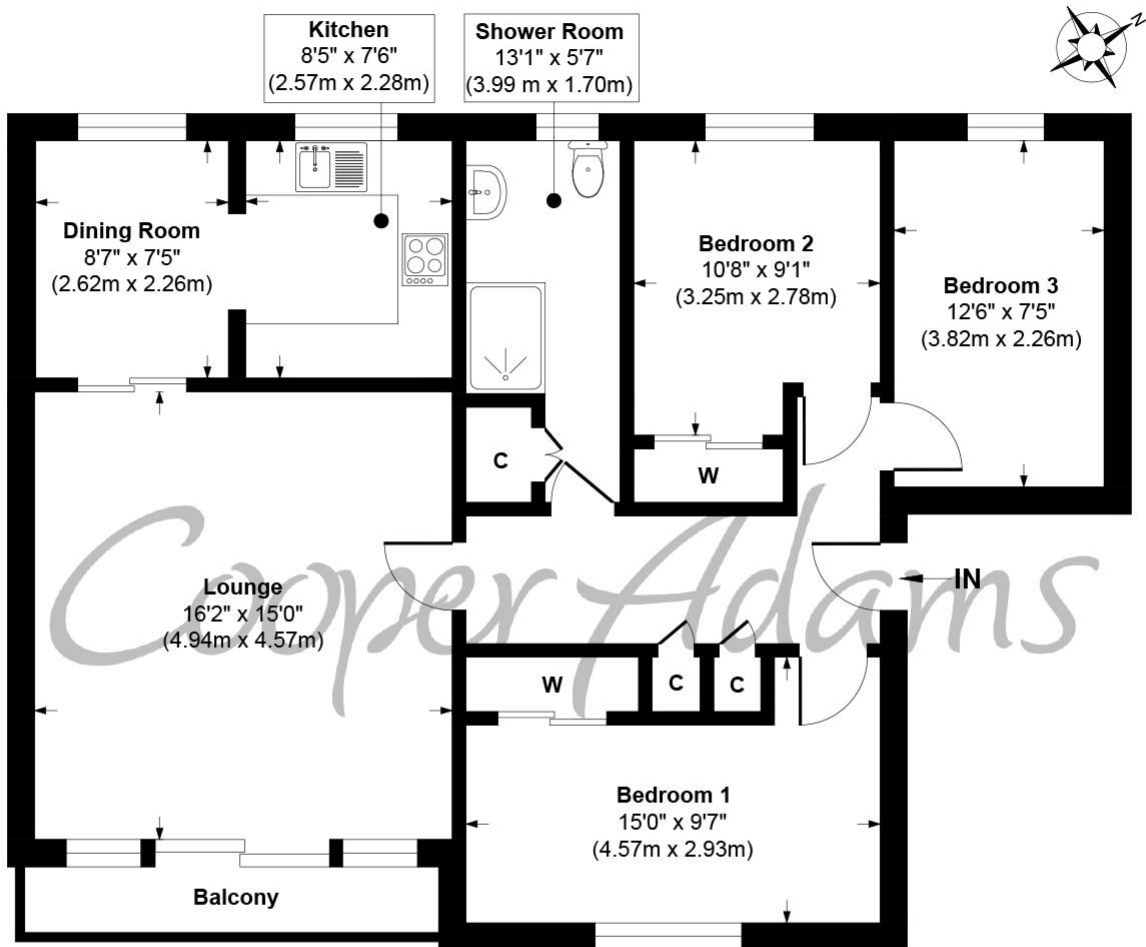
*Probate has been granted.*



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**  
**921 sq. ft**  
**(85.56 sq. m)**

**Rackham Road, Rustington**  
**Approx. Gross Internal Floor Area 921 sq. ft / 85.56 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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