



## Strand Court, Harsfold Road, Rustington, BN16 2NT

Leasehold

Ground Floor Apartment • Three Double Bedrooms • Sea Views! • LONG LEASE • Private Patio • Gated Development with Secure Entry System • Garage & Residents Parking • En-Suite, Family Bathroom & Cloakroom • Located along Rustington Beach! • Approx. 998 sq. ft (92.6 sq. m)

*Cooper Adams*

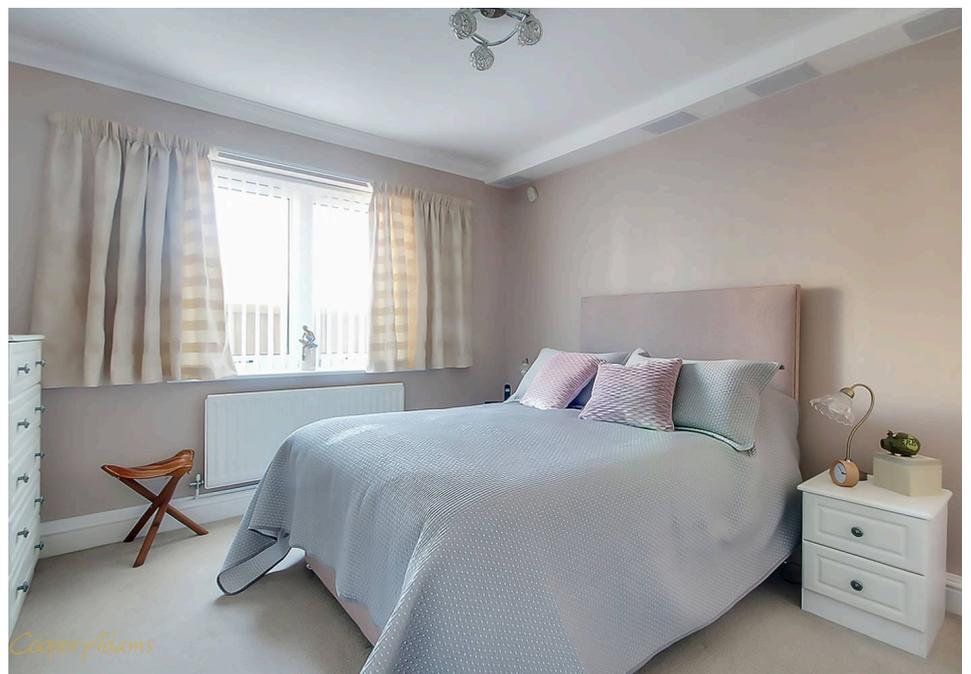
This beautifully presented three double bedroom ground floor apartment is ideally positioned along Rustington Beach, boasting sea views and a long lease. Set within a sought-after gated development with a secure entry system, the property offers both privacy and peace of mind, along with the convenience of a garage and additional residents' parking. The accommodation is thoughtfully arranged and includes a generous living area enjoying coastal views, a well-appointed kitchen, an en-suite to the primary bedroom, a modern family bathroom and a separate cloakroom. One of the standout features is the private patio – perfect for enjoying the sea air and al fresco dining overlooking the communal gardens. Additionally, the property benefits from a new boiler which comes with a warranty. This property offers a superb blend of space, security and an enviable beachfront location, making this fantastic apartment an ideal main residence or second home.

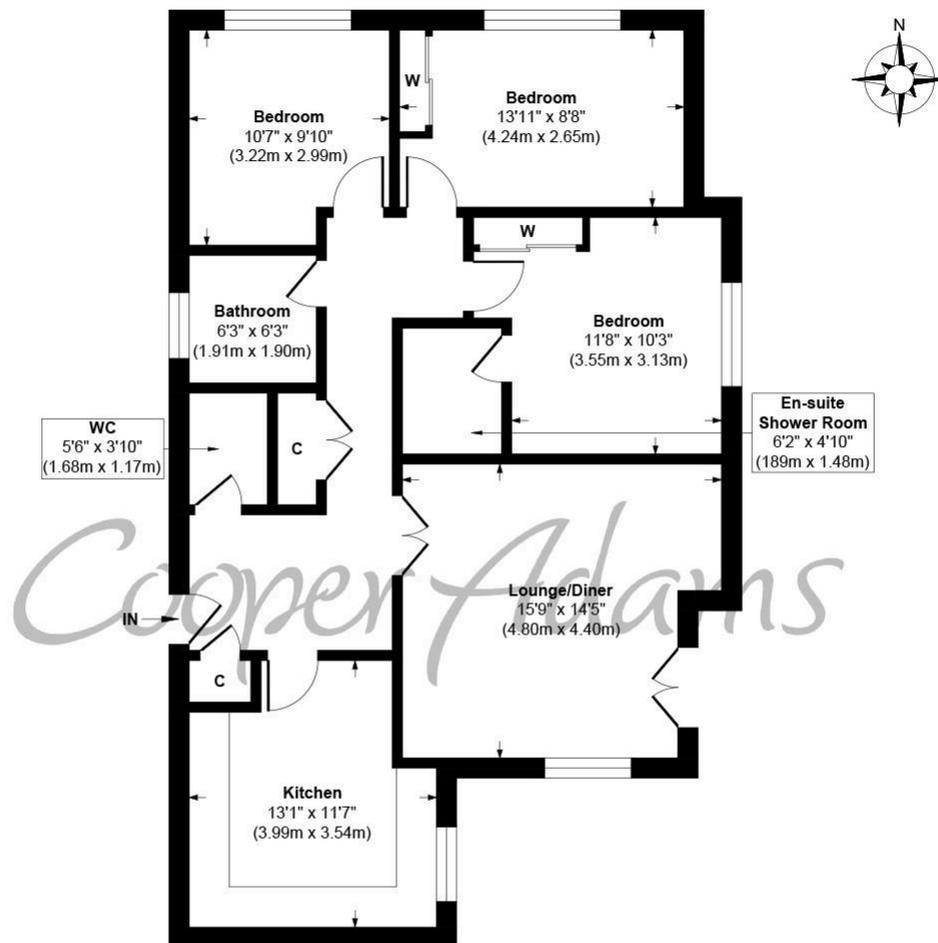
*This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.*



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  
998 sq. ft  
(92.68 sq. m)

**Harsfold Road, Rustington**  
**Approx. Gross Internal Floor Area 998 sq. ft / 92.68 sq. m**

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

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Council Tax band: F, EPC Energy Efficiency Rating: B

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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