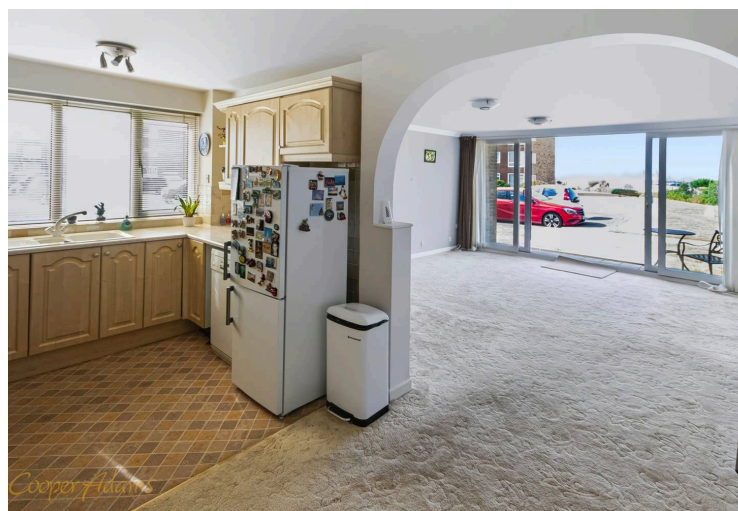




Rackham Road, Rustington, BN16 2LQ

Share of Freehold

Two Bedrooms with Built-in wardrobes • Ground-Floor Apartment • Share of Freehold • Sea Views! • NO ONWARD CHAIN • Garage En-Bloc • Private Patio • Communal Gardens • Approx. Half a Mile to Rustington Village • Approx. 831 sq. ft (77 sq. m)

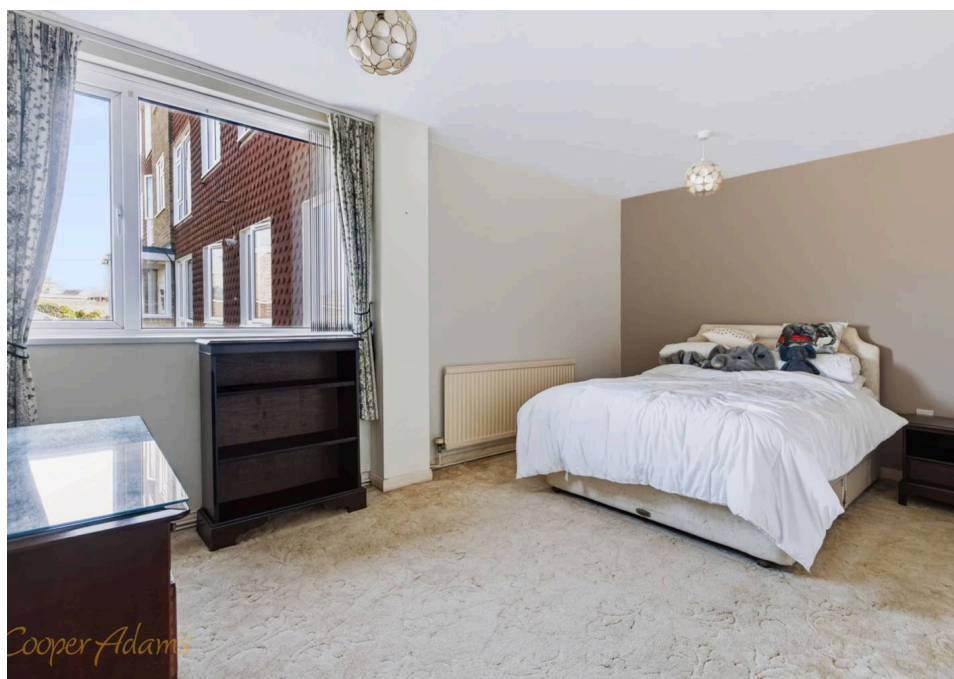
Cooper Adams

Offered for sale with no onward chain, this two-bedroom ground floor apartment benefits from sea views, a share of the freehold, a private patio, and a garage en-bloc, all within approximately half a mile of Rustington Village. The accommodation centres around living room, where large windows frame views towards the sea and a door opens directly onto the private patio, creating a pleasant space to sit outside or enjoy the coastal outlook. Adjacent to the living room, the open-plan kitchen/diner provides space for both cooking and dining, with ample worktop and cupboard storage. Both bedrooms are doubles and benefit from built-in wardrobes, making good use of the available space. The bathroom is fitted with a bath, wash basin and WC, while a separate utility cupboard and additional storage cupboards off the hallway provide everyday storage. Outside, the private patio leads onto the well-maintained communal gardens, offering additional outdoor space to enjoy. The property also benefits from a garage en-bloc, with further visitor parking available nearby. Positioned close to the seafront and within easy walking distance of Rustington Village, with its range of independent shops, cafés and everyday amenities, this apartment offers an excellent opportunity for those looking for coastal living.

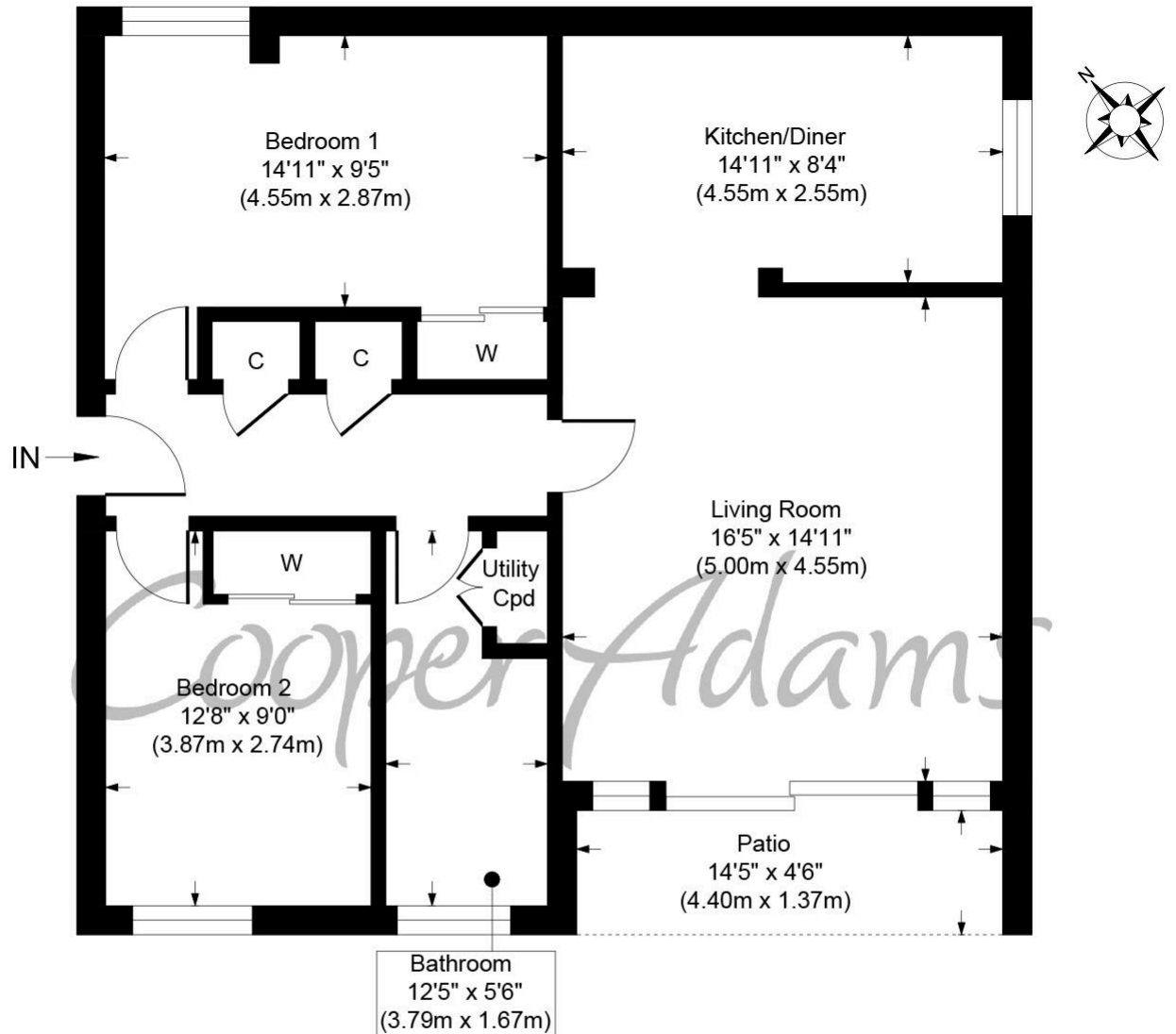


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities,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

Probate has been granted.



Cooper Adams



Ground Floor
Approximate Floor Area
831 sq. ft
(77.22 sq. m)

Rackham Road, Rustington

Approx. Gross Internal Floor Area 831 sq. ft / 77.22 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

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. 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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