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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Norfolk Court Chanctonbury Road

Rustington, Littlehampton, BN16 2JX

Guide price £325,000

Leasehold - Share of Freehold Council Tax Band C



Positioned within the prestigious Overstrand development, this exceptional second-floor apartment enjoys an enviable location just moments from Rustington's picturesque seafront and vibrant village centre. Offering the perfect blend of coastal living and everyday convenience, residents can enjoy leisurely walks along the beach, whilst being within easy reach of the village's excellent selection of independent shops, cafés, restaurants and essential amenities.

Rustington remains one of the South Coast's most desirable village locations, renowned for its welcoming community atmosphere, attractive green spaces and easy access to both Worthing and Chichester. The nearby coastline provides miles of scenic promenade and beach, ideal for walking, cycling and enjoying the fresh sea air throughout the year.

The apartment itself is beautifully presented throughout, offering bright and spacious accommodation designed to maximise both comfort and natural light. Three well-proportioned bedrooms provide flexible living arrangements, whilst the impressive open-plan living, dining and kitchen space creates a wonderful social hub for everyday living and entertaining. A recently refurbished shower room has been finished to a high standard, complementing the property's contemporary feel.

A particular highlight is the substantial south-facing balcony, accessed directly from the living area via sliding doors. This generous outdoor space enjoys an abundance of sunshine and offers the perfect setting for morning coffee, al fresco dining or simply relaxing whilst taking in the partial sea views and coastal atmosphere.

Further benefits include a private garage, providing valuable storage or secure parking, together with the significant advantage of a share of the freehold, offering added peace of mind and long-term security.

Properties within Overstrand are consistently sought after due to their unrivalled

Lease years remaining 957





Entrance hall

Lounge
16'7 x 15'0 (5.05m x 4.57m)

Kitchen/Diner
15'0 x 8'6 (4.57m x 2.59m)

Bedroom one
14'11 x 11'6 (4.55m x 3.51m)

Bedroom two
10'10 x 9'1 (3.30m x 2.77m)

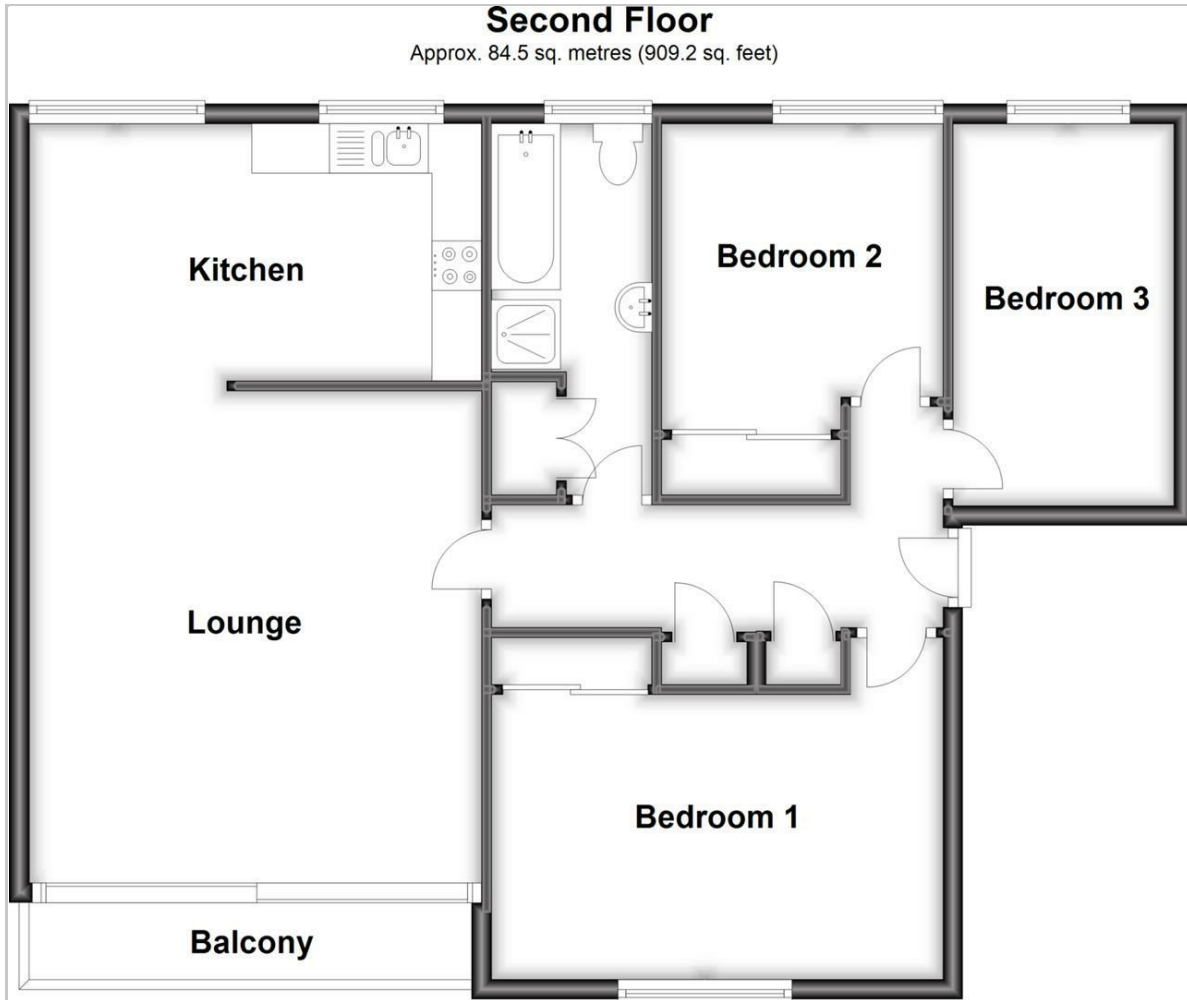
Bedroom three
12'11 x 5'7 (3.94m x 1.70m)

Bathroom
12'11 x 5'7 (3.94m x 1.70m)

Garage in block



Floor Plan



Viewing

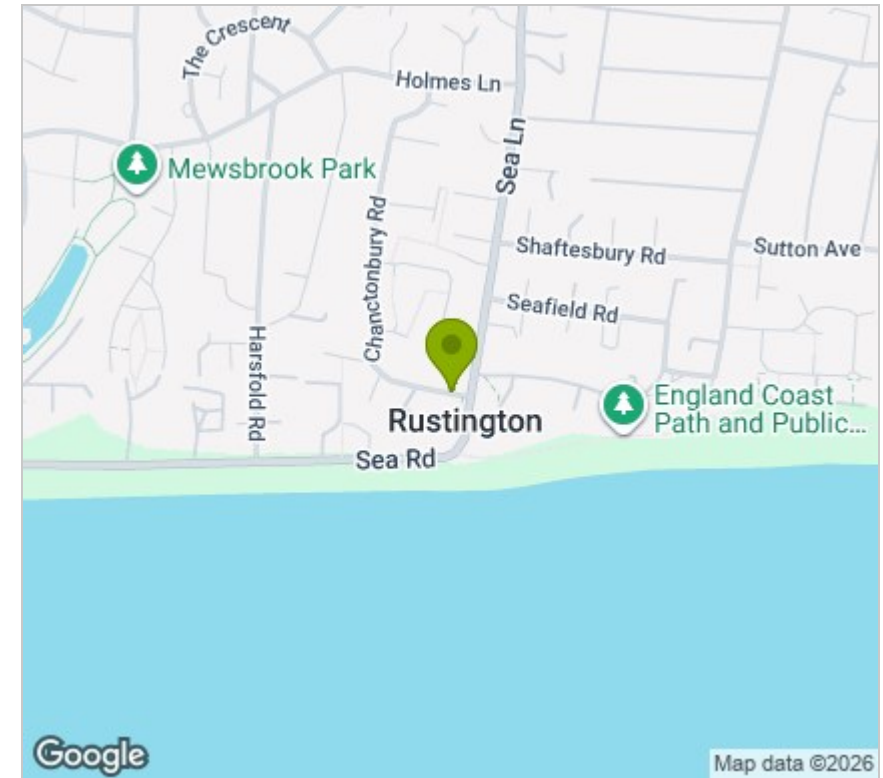
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

