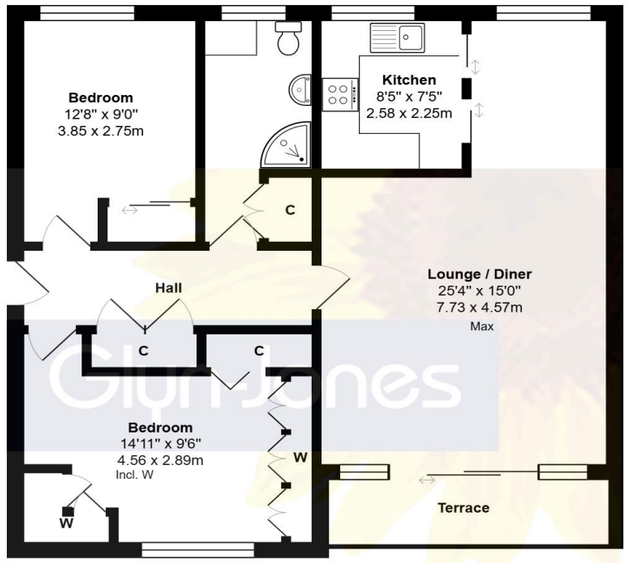


Ground Floor

Total Area: 846 ft² ... 78.6 m² (Excluding Terrace)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Tenure: Leasehold with share in the freehold. We are advised that there are approximately 957 years remaining on the lease 999 years from 29/09/1983). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £2187.40 per annum 2025/26

Energy Efficient Rating: E | Council Tax Band: C

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At an Average rating of 4.9/5

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Rustington Office
01903 770095
rustington@glyn-jones.com

Forester Court, 8 Overstrand Avenue, Rustington, BN16 2JU

£260,000 Leasehold (share of Freehold)



Set within the popular 'Overstrand' development on Rustington's picturesque seafront, this spacious ground floor apartment is offered for sale with the benefit of NO ONWARD CHAIN. Enjoying direct access to the greensward and sea views from both the spacious south-facing lounge/dining room and the principal bedroom. The lounge extends onto a private patio, an ideal spot for morning coffee or evening relaxation while taking in the sea views,

Inside, the property features two generous double bedrooms, each with built-in wardrobes providing ample storage, a kitchen fitted with a range of units and a modern shower room/w.c.

Additional benefits include electric heating; double glazing; entryphone system, a garage in a nearby compound, and non-allocated resident permit parking. Offered with no onward chain and the remainder of a 999-year lease, this apartment presents an outstanding opportunity for those seeking a permanent residence or a seaside retreat.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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www.glyn-jones.com

Forester Court, 8 Overstrand Avenue, Rustington, BN16 2JU

£260,000







"situated on the ground floor with private patio affording sea views."

The apartment forms part of this popular development conveniently situated approximately one mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants. The seafront offers extensive leisure facilities, including Littlehampton's 'Wave' Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.







WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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