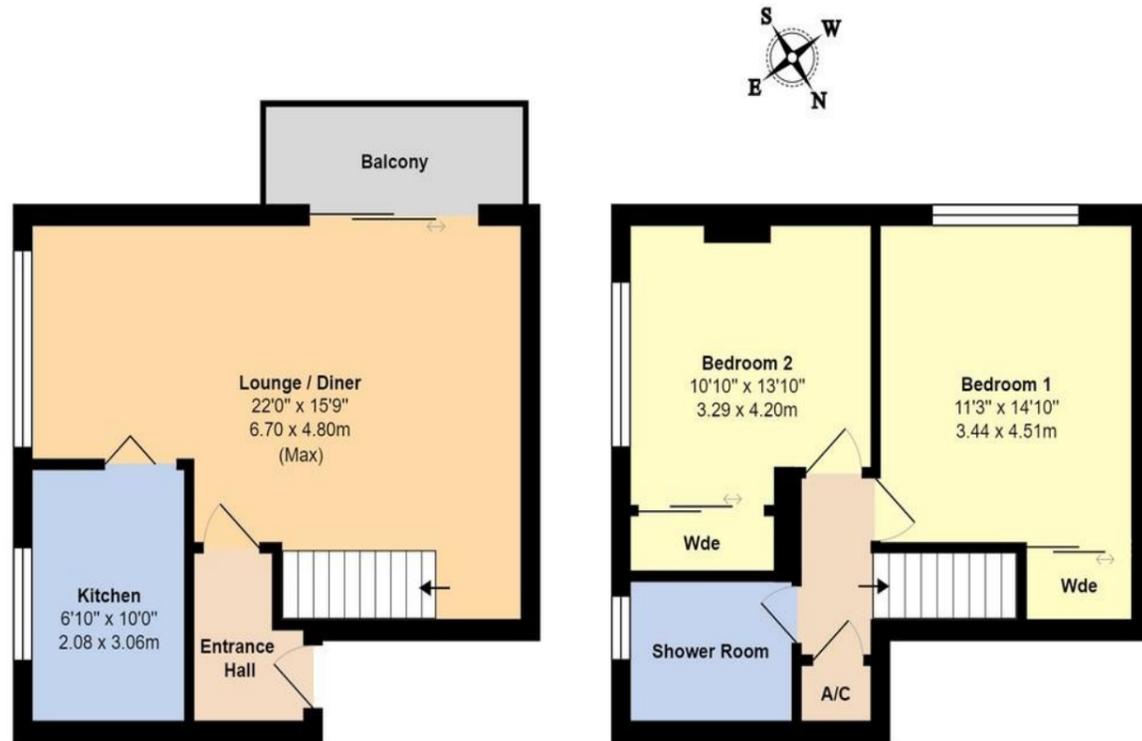


**Austen Court, 46 Millfield Close,  
Rustington, Littlehampton, BN16 2JZ**  
£299,500

**Glyn-Jones**



Total Area: 795 ft<sup>2</sup> ... 73.8 m<sup>2</sup> (excluding balcony)

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 Jtm 2022



**An exciting and seldom presented opportunity has arisen with the marketing for sale of this impressive upper floors maisonette boasting a wonderful panoramic view of the sea.**

Internally, there is bright and spacious accommodation on offer that, briefly described, comprises; two double bedrooms, both with recessed wardrobes; a generous dual aspect lounge/dining room, with access via sliding doors to a SOUTHERLY FACING BALCONY; stylish re-fitted kitchen; and a contemporary refurbished shower room.

Additional attributes include; gas central heating; double glazing; feature parquet flooring; security entry phone system; garage in compound; and the notable benefit of a share in the freehold, with remainder of a 999 year lease.

Furthermore, there are very well-maintained communal gardens that surround the development, as well as two non-allocated residents' parking areas.

**Tenure:** Leasehold, with Share in Freehold (the property is held on the remainder of a 999 year lease)

**Maintenance Fee:** £731.60 (six monthly)

**Buildings Insurance:** £476.65pa

**Council Tax Band:** C

**Energy Efficiency Rating:** D

**Glyn-Jones**

Rustington Office  
01903 770095  
www.glyn-jones.com



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

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£299,500



The delightful situation of the property, within the highly regarded Millfield Overstrand Estate adjacent to Rustington's picturesque seafront, is a key aspect. Easy access is provided to the splendid greensward and long promenade that extends to neighbouring Littlehampton, whilst Rustington's comprehensive village centre, with its vast array of shops, restaurants and numerous important amenities, is found in only 0.75 miles distance. Additionally, a frequent local bus route operates along Sea Lane, with a bus stop adjacent roadside to Austen Court.

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



*...a generous dual aspect lounge/dining room, with access via sliding doors to a SOUTHERLY FACING BALCONY...*

