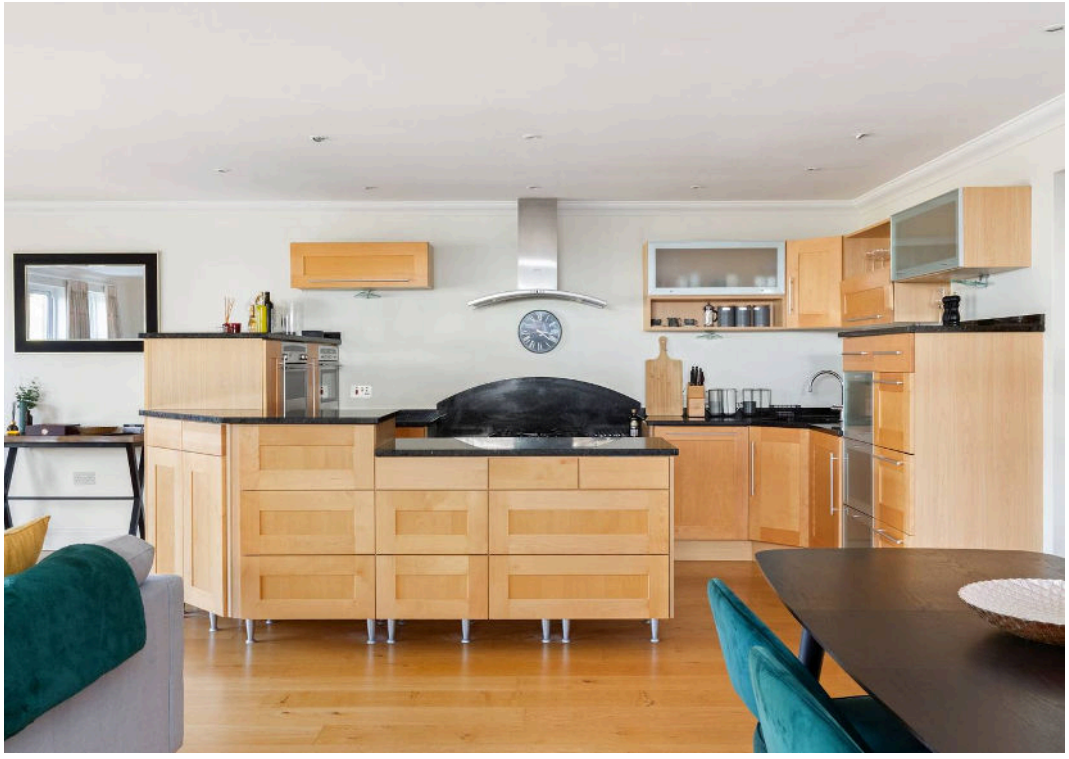
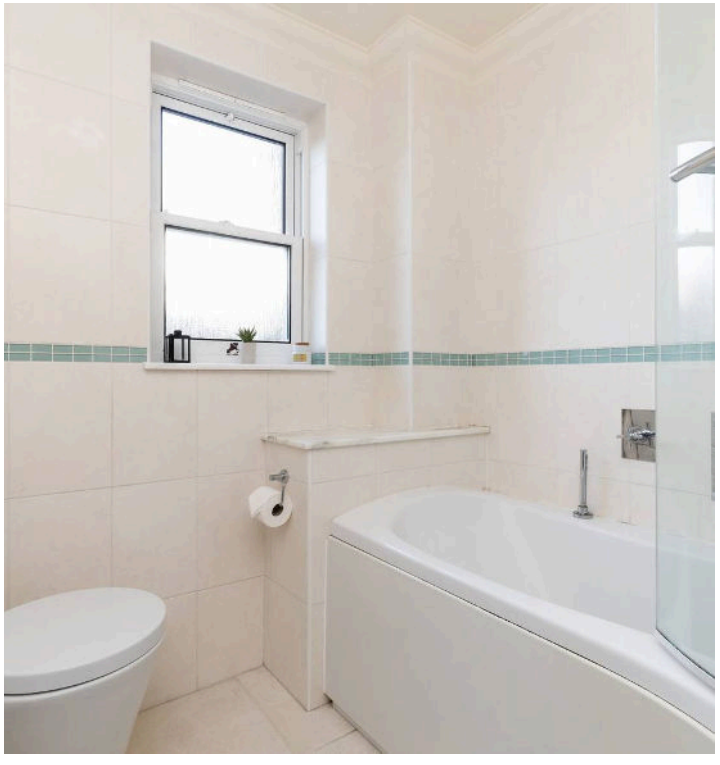
Flat 2, Alderney Court

BRENNAN & CHATTERTON
ESTATES

Guide Price £595,000





Set behind **secure electric gates**, the apartment forms part of an **exclusive development of just four residences**, offering both privacy and a strong sense of exclusivity. The heart of the home is the **beautifully proportioned open-plan kitchen, dining and living space**, designed for modern living and effortless entertaining. Bathed in natural light, the space enjoys **glimpses of the sea**, creating a subtle reminder of the property's remarkable coastal setting.

Both bedrooms are **generously proportioned**, featuring built-in wardrobes and **direct access to a private terrace**, seamlessly connecting the interior with the outdoor space. The **principal bedroom suite** is particularly impressive, benefitting from its own **elegant en-suite bathroom**.

A **stylishly appointed family bathroom** is accessed from the hallway and has been finished to a high standard.

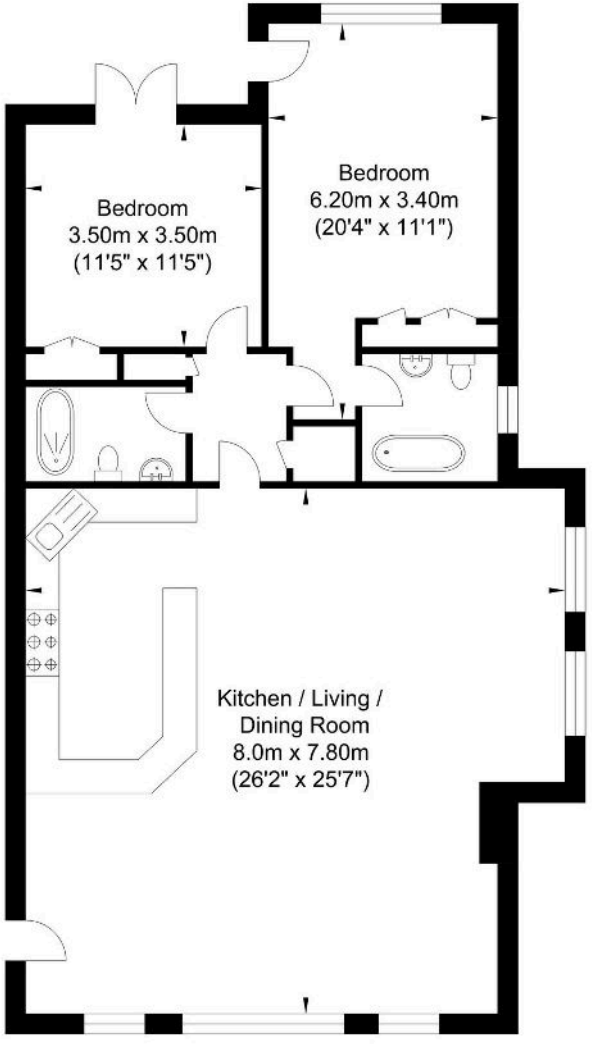
Externally, the property enjoys a **beautiful west-facing garden**, perfectly positioned to capture the afternoon and evening sun, an ideal setting for **relaxed outdoor living and alfresco dining**.

The apartment further benefits from **two allocated parking spaces**, including one within a **secure underground parking area** and a second on the **private driveway behind electric gates**.

Offered to the market **chain free** and with a **share of the freehold**, this impressive coastal residence presents a rare opportunity to acquire an elegant home in one of Rustington's most desirable seaside locations.

Council Tax band: F Tenure: Share of Freehold EPC: C

Sea Avenue, Rustington



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Approximate Floor Area
1096.52 sq ft
(101.87 sq m)

Approximate Gross Internal Area = 101.87 sq m / 1096.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.