



**Guide Price**  
**£285,000**

**Leasehold**

2x  1x  1x 

**The Gilberts, Harsfold  
Road, Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- 2 bedroom first floor seafront apartment
- Panoramic sea views from balcony & principle rooms
- Garage en bloc
- Close to Rustington Village
- Attractive communal gardens
- No ongoing chain

## Accommodation

### FIRST FLOOR

#### Entrance Hallway

Lounge: 14'4 x 10'7 (4.37m x 3.23m)

Kitchen: 11'8 x 7'9 (3.56m x 2.36m)

Bedroom 1: 15'7 x 10'6 (4.75m x 3.20m)

Bedroom 2: 9'9 x 8'3 (2.97m x 2.52m)

#### Bathroom

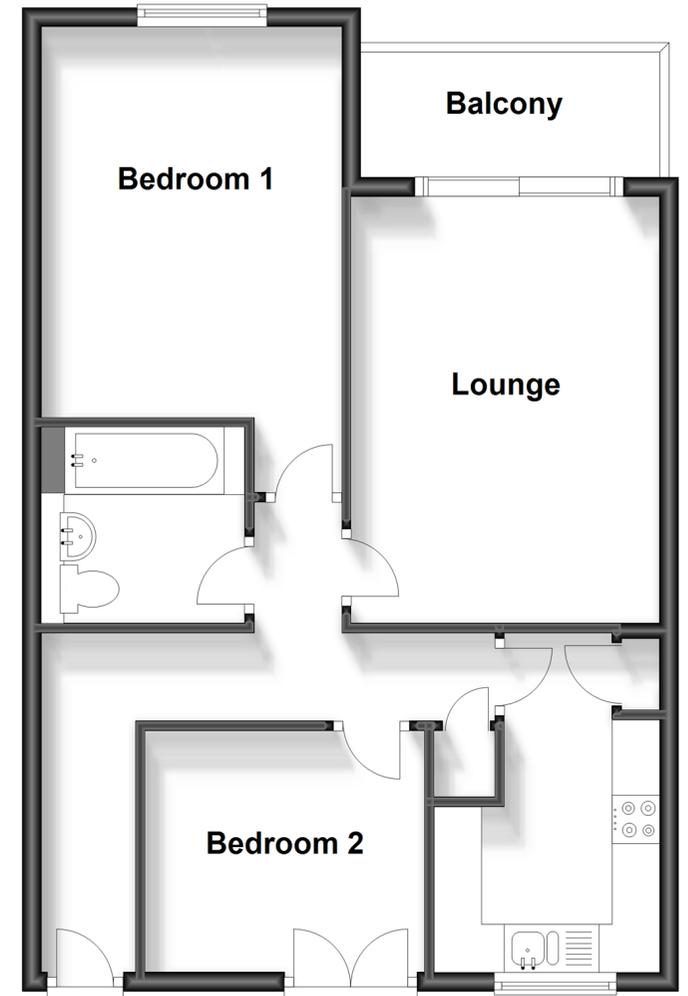
### OUTSIDE

Balcony: 10'3 x 4'0 (3.13m x 1.22m)

Communal Gardens

Garage

**First Floor**  
Approx. 58.1 sq. metres (625.8 sq. feet)



**Call Rustington - 01903 775576 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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