

**Cherry Tree Court, 36 Marama Gardens  
Rustington, West Sussex BN16 2ND**

**£250,000 - Leasehold**

**Glyn-Jones**



**Ground Floor**

Total Area: 851 ft<sup>2</sup> ... 79.0 m<sup>2</sup>

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 2024

**Council Tax Band – C    Energy Efficiency Rating – C**

WITH OVER...  
**500** COMPANY REVIEWS NOW RECEIVED  
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 carried out 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



**A Ground Floor Seafront Apartment with private patio and views across to the English Channel.**

A bright and spacious ground floor flat, with all principal rooms facing south, and each enjoying a view of the sea.

The accommodation comprises a large 19' entrance hall with storage cupboards; an 18'4 sitting room with patio doors opening onto private patio; good sized kitchen/breakfast room; 2 bedrooms, both with recessed wardrobes and a bathroom with separate WC.

Although the property lends itself to some updating and redecoration, there is gas-fired central heating via a new combination boiler fitted in 2023, and double-glazed windows. Externally, there are feature landscaped gardens, ample residents and visitors parking, and a garage situated to the rear of the block.

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**Outside** – The property sits on well-maintained communal gardens and enjoys its own private patio area, with a direct sea view.

**Garage** – There is a brick built garage situated in a compound to the rear of the property.

**Tenure** – The apartment is offered for sale with the remainder of a 999-year lease with approximately 981 years remaining. - Service Charge - £2362.61 per annum

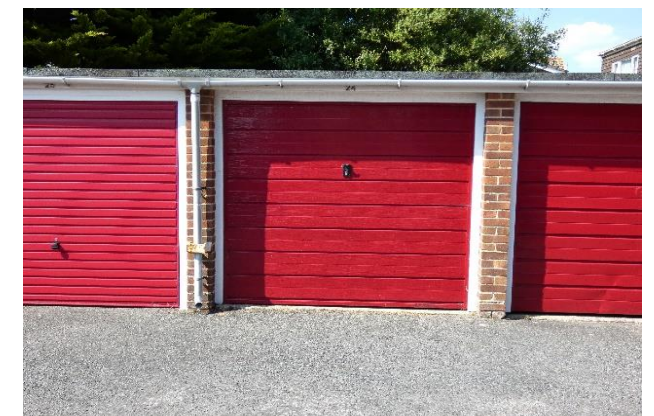
You are advised to have all lease information clarified by your legal representative at the earliest opportunity.

### Location –

Marama Gardens is located directly opposite the foreshore, with direct sea views. There is a promenade close by providing a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure centre is close by, and other leisure activities are close to hand. In the opposite direction, a pleasant greensward walk takes you towards the village of East Preston.

Rustington's comprehensive village centre can be found within approximately a mile, with a wide range of retailers, restaurants and coffee shops. Doctor's surgeries, dentists, along with comprehensive amenities are all nearby.

A good local bus service runs along the seafront.



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