

**16 Bay Tree Court, Marama Gardens,
Rustington, BN16 2ND**
£265,000 - Leasehold

Glyn-Jones



Total Area: 763 ft² ... 70.9 m² (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 2024

Property Information

Tenure – Leasehold - 999 year lease from 30th September 2005 (therefore there are 980 years remaining).
Service Charge: £2,362.60 per annum (yearly accounts up to 28th September 2024) plus additional levy of £19.65 to Marama Gardens Management Ltd.
Ground Rent: N/A

Council Tax Band - C
Energy Efficiency Rating – C70

WITH OVER...



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



Introducing a rare opportunity to own a charming first floor seafront apartment in the sought-after location of Rustington seafront. This spacious property boasts lift access, two double bedrooms with built-in wardrobes, and a bright double aspect lounge / diner offering stunning sea views from a side window as well as the balcony.

With 980 years remaining on the lease, this property features a kitchen, gas central heating, and double glazing, providing a comfortable living space. In addition, the apartment benefits from a garage with an electric up-and-over door, an allocated car parking space, and various visitor bays.

Conveniently located just off Rustington seafront, residents can enjoy easy access to local amenities, including the nearby Waitrose supermarket. The property also features a shower room, a separate w.c, and is offered with no forward chain.

With a size of 763 sqft, this property presents an exciting opportunity for those looking to enhance and modernize their living space. Don't miss out on the chance to view this unique seafront property in Rustington. Contact us today to schedule a viewing.



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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 also runs along the seafront.



“Balcony with seaviews”



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