



Cherry Tree Court, 39 Marama Gardens – BN16 2ND

£250,000 Leasehold

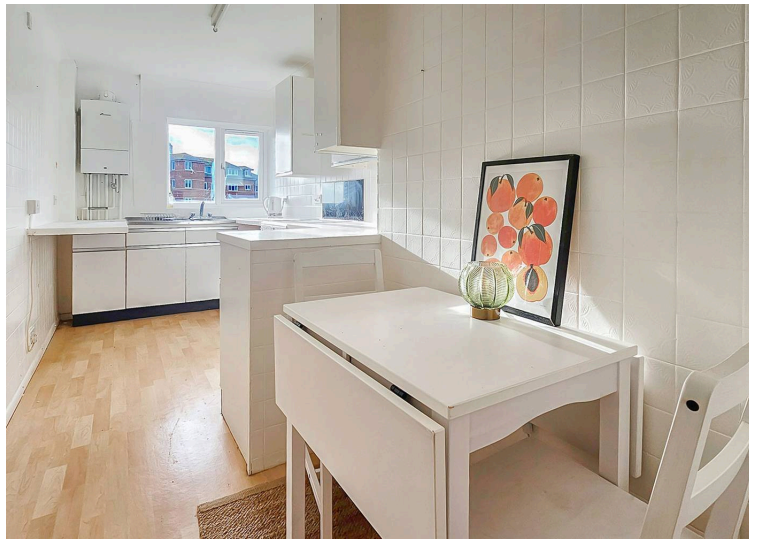
First floor, two bedroom apartment set within the popular Marama Gardens seafront development • Located in Cherry Tree Court with lift access to all floors and a private balcony • Spacious lounge and dining room with separate kitchen offering space for a breakfast table • Built in wardrobes to both bedrooms, excellent storage and separate WC • Long lease, garage in compound and offered to the market chain free



Set directly on Rustington seafront, Marama Gardens is a well regarded and established development of apartments arranged across three blocks, perfectly positioned to enjoy coastal living at its best. This chain free, first floor apartment is located within Cherry Tree Court, the rear block of the development, which benefits from lift access to all floors, something often missing from many similar seafront developments locally. This makes the property suitable for a wide range of buyers and allows easy access to the private balcony, where residents can enjoy the wonderful outlook and fresh sea air. The apartment itself is well laid out and offers two bedrooms, both with built in wardrobes, along with excellent storage throughout the property.

The spacious lounge and dining room provides a comfortable living space, ideal for relaxing or entertaining, while the separate kitchen offers ample worktop and cupboard space and room for a breakfast table. The bathroom is fitted with a bath and overhead shower, and there is the additional benefit of a separate WC, a feature many buyers appreciate.

The property is well presented and offers a bright, airy feel throughout. Further benefits include a long lease, lift access, a garage within the residents' compound, and the advantage of being offered to the market with no onward chain.





Master Bedroom

Bedroom 2

Lounge

Kitchen

Bathroom

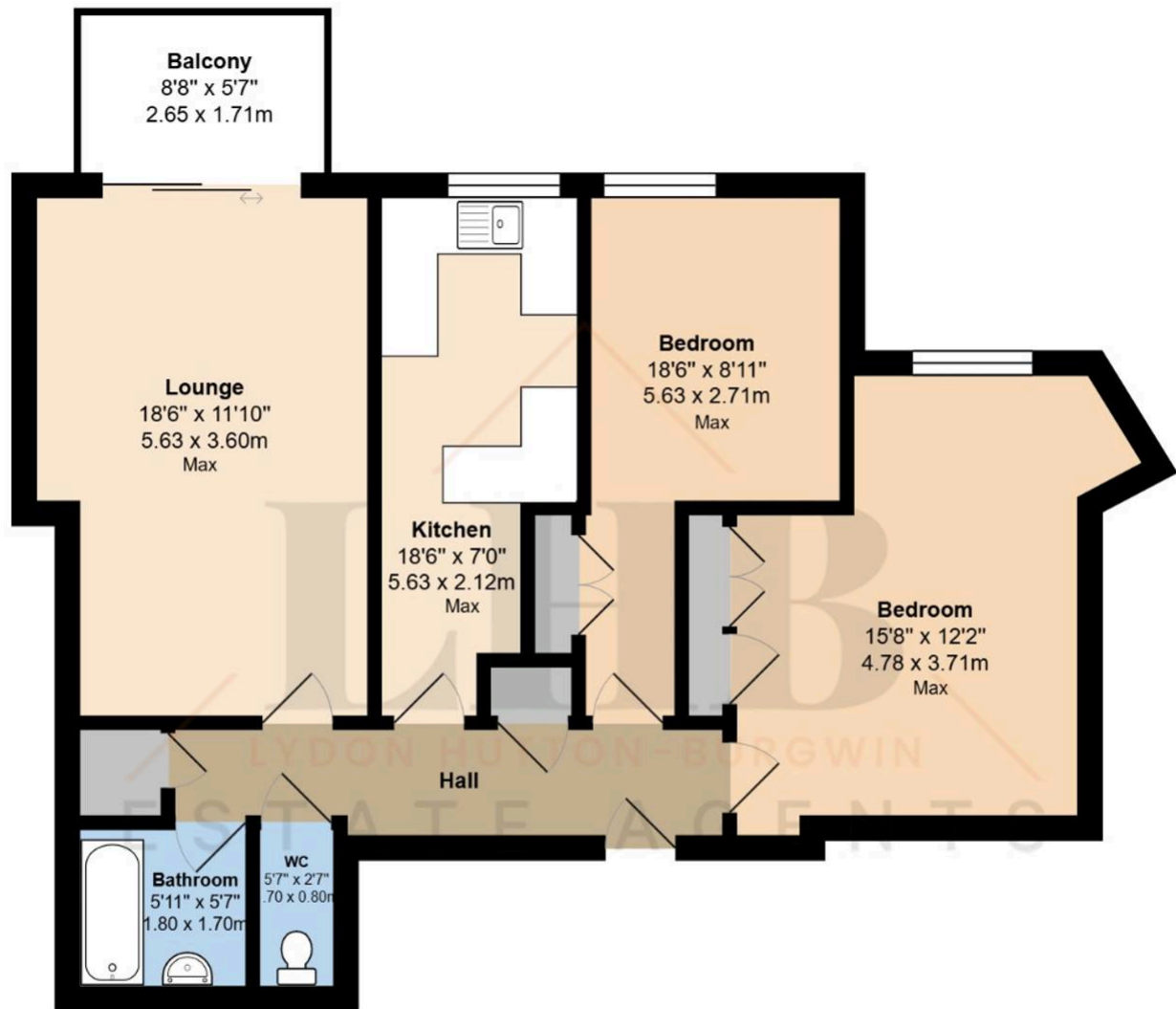
Marama Gardens is ideally positioned for enjoying everything Rustington has to offer, from scenic coastal walks along the promenade to the thriving village centre with its range of independent shops, cafés and amenities. Regular transport links and nearby mainline stations provide excellent connections, all while living just moments from the sea. Viewings are highly recommended to appreciate both the location and accommodation on offer.

Council Tax band: C

Tenure: Leasehold







First Floor

Total Area: 821 ft² ... 76.2 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.

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