



9 Marama Gardens, Rustington BN16 2ND
£290,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Stunning Uninterrupted Sea Views**
- **Prime Coastal Location**
- **Two Double Bedrooms**
- **Gas Central Heating**
- **Balcony**
- **Viewing Recommended**
- **Garage**
- **COUNCIL TAX : 'C'**
- **EPC Rating : 'D'**

With panoramic, uninterrupted sea views, this exceptional second floor seafront flat occupies a prime position directly across from the beach on Rustington's highly sought-after waterfront. Enjoy sweeping vistas stretching along the coastline east and west, extending as far as the distant Isle of Wight – perfect for those looking to indulge in the calming atmosphere and ever-changing scenery of coastal living.

Step inside to discover a remarkable double aspect lounge – a bright, spacious room with plentiful natural light, providing the ideal place to relax or entertain guests whilst gazing out over the water. From the kitchen window are further direct sea views, ensuring the scenic seaside ambiance is always present. The private balcony is perfectly placed to enjoy a morning coffee against the gentle sound of the waves or to end the day with unrivalled sunset views.

Accommodating a comfortable lifestyle, the flat offers two generously sized double bedrooms, each equipped with built-in wardrobes for convenient storage. There is a bathroom and separate wc.

The practicality of this home extends outdoors, benefiting from its own private garage and resident and visitor parking in the car park adjacent to the flat, making life even more straightforward for both owners and guests. The property comes with the remainder of a superb 999-year lease, ideal for those seeking long-term peace of mind or a heritage investment.

Rustington is a vibrant seaside village renowned for its mix of amenities and community feel. With a variety of shops, cosy cafes, and attractive seaside bars and restaurants in walking distance, everything you need is close to hand. Nature lovers will especially appreciate the direct access to the shingle and sandy beaches, outstanding promenade walks, and far-reaching coastal scenery.

This rare opportunity to acquire such a well-appointed property, in a prestigious seafront position, should not be missed. Viewing is highly recommended to truly appreciate both the location and the spectacular living spaces on offer – contact now to arrange a visit.

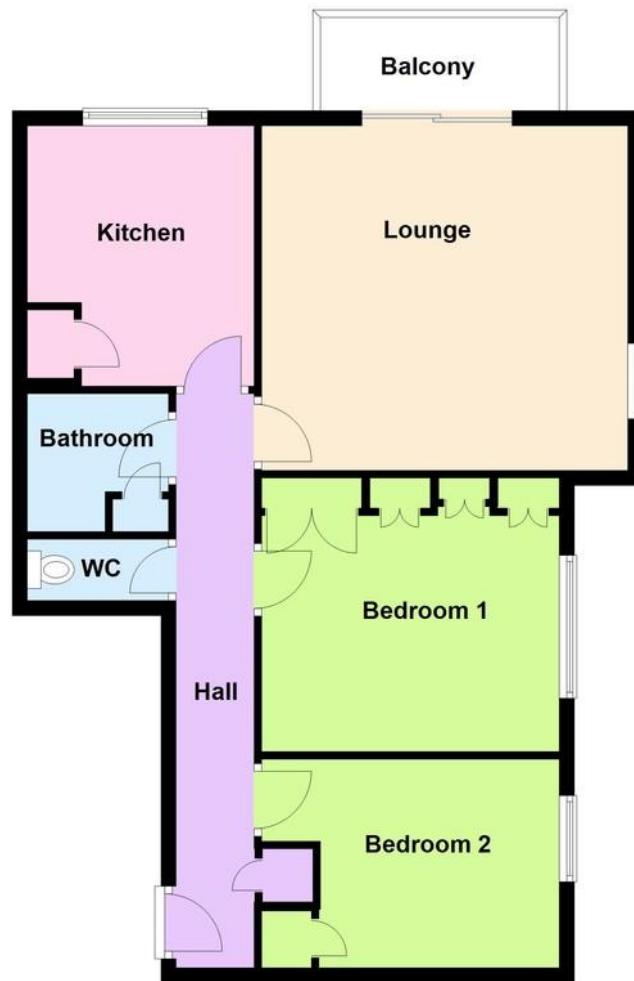
Lease - 999 years from 30/9/2005
Service Charge - £2,405.58 per annum
Ground Rent - TBA
NO PETS

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Second Floor

Approx. 73.7 sq. metres (793.3 sq. feet)
(excluding Balcony)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO SECOND FLOOR

ENTRANCE HALL

SPACIOUS DOUBLE ASPECT LOUNGE

16' 0" x 15' 0" (4.88m x 4.57m)

BALCONY

KITCHEN

11' 4" x 9' 11" (3.45m x 3.02m)

BEDROOM 1

11' 11" x 11' 10" (3.63m x 3.61m)

BEDROOM 2

10' 7" x 9' 1" (3.23m x 2.77m)

BATHROOM

SEPARATE WC

COMMUNAL GARDENS

VISITOR PARKING

GARAGE



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