



31 Milliers Court, Worthing Road, East Preston BN16 1AR  
**£159,000 Leasehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Retirement Flat
- Lovely Outlook
- 2 Bedrooms
- Shower Room/WC
- No Onward Chain
- Viewing Recommended
- Residents Lounge & Laundry Room
- Council Tax Band 'C'
- EPC Rating TBA

A particularly well presented, bright and airy retirement apartment positioned within the popular McCarthy & Stone Milliers Court Development.

In brief the accommodation comprises: - entrance hall, lounge, modern kitchen, two bedrooms and refitted shower room/WC.

Features include: - electric heating, 24-hour alarm pull cords, house manager and the apartment is offered for sale with no onward chain. Communal facilities include residents' lounge, laundry room, guest suite and communal gardens.

Milliers Court is conveniently situated close to the Station Parade of local shops and Angmering mainline railway station. It is located on the corner of the Worthing Road and Station Road.

Age Restriction - 60 years +

Lease - The flat is held on 125-year lease from 15/10/2007

Maintenance Charge - £4,700 per annum

Ground Rent - £495 per annum

Managing Agents - First Port Retirement Property Services



Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

**SECURITY ENTRYPHONE SYSTEM**

**COMMUNAL HALL, STAIRS & LIFTS**

**ENTRANCE HALL**

**LOUNGE/DINER**

20' 10" x 10' 9" (6.35m x 3.28m)

**KITCHEN**

7' 6" x 7' 6" (2.29m x 2.29m)

**BEDROOM 1**

11' 8" x 9' 7" (3.56m x 2.92m)

**BEDROOM 2**

14' 3" x 8' 1" (4.34m x 2.46m)

**SHOWER ROOM**

6' 6" x 5' 5" (1.98m x 1.65m)

**RESIDENTS' LOUNGE**

**COMMUNAL GARDENS**

**RESIDENTS PARKING**

**LAUNDRY ROOM & GUEST SUITE**

**EPC TO  
FOLLOW**



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