



20 Chermont Court, The Street, East Preston BN16 1HT

Offers in Excess of £100,000 Share of Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Bright & Airy Retirement Flat
- Top Floor with Passenger Lift
- Double Bedroom
- Refitted Modern Kitchen
- Share of Freehold
- Viewing Advised - No Chain
- Resident Parking
- Council Tax Band 'C'
- EPC Rating ' C'

A recently redecorated bright and airy one bedroom flat pleasantly situated within a retirement development in East Preston.

In brief the accommodation comprises: - entrance hall, spacious lounge, double bedroom, refitted modern kitchen and a modern bathroom/WC.

Features of the development include: - security entryphone system, passenger lift, 24 hour alarm pull cords, communal conservatory and gardens, share of the Freehold and the service charge includes the water rates.

Chermont Court is situated in a pleasant residential area of East Preston in The Street which in turn leads directly round to local shops in Sea Road. A bus stop is conveniently located close to the development, giving easy access to neighbouring areas.

LEASE - Approximately 89 years remaining

SERVICE CHARGE - £120 per month, to include water rates

NO PETS ALLOWED

AGE RESTRICTION - At least one person resident in the flat must be at least 60 years old



Floor Plan

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS & PASSENGER LIFT TO SECOND FLOOR

ENTRANCE HALL

LOUNGE

13' 2" x 12' 3" (4.01m x 3.73m)

KITCHEN

7' 4" x 6' 8" (2.24m x 2.03m)

BEDROOM

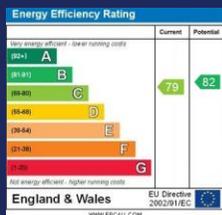
13' 2" x 10' 10" (4.01m x 3.3m)
max

BATHROOM/WC

COMMUNAL GARDENS

RESIDENT & VISITOR PARKING

COMMUNAL CONSERVATORY



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

