



## Kingston Court, Worthing Road, East Preston, BN16 1FD

Asking Price £275,000

Aspire Residential are delighted to offer to the market this spacious TWO DOUBLE BEDROOM apartment situated within the popular residential of East Preston. The apartment benefits from an EN SUITE SHOWER ROOM as well as a family bathroom, off road parking and a JULIETTE BALCONY. The property will be sold with no forward chain once the tenants vacate in December 2023. This distinguished development offers well maintained communal ways and LIFT ACCESS to the top floor. Call us today to book your appointment.

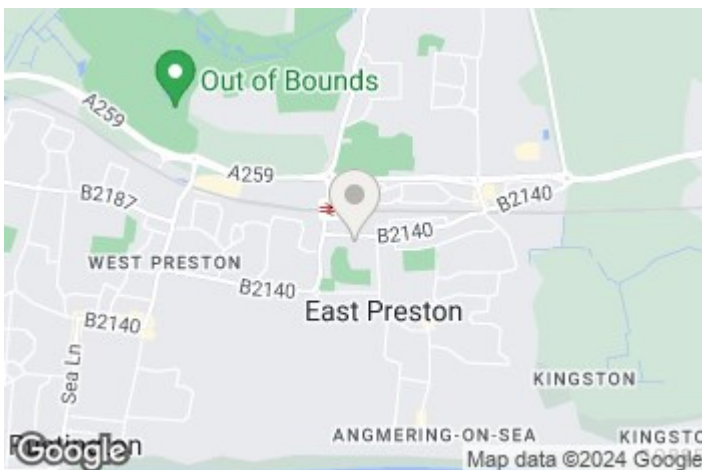


- Modern Apartment in East Preston
- En-Suite and Bathroom
- Presented to a high standard
- Off road parking facilities
- Service and Maintenance Charges - approx. £1700 per annum

- Two Bedrooms
- Living Room with Juliette Balcony
- New flooring throughout
- Leasehold with approx. 111 years remaining
- Ground Rent - approx. £150 per annum



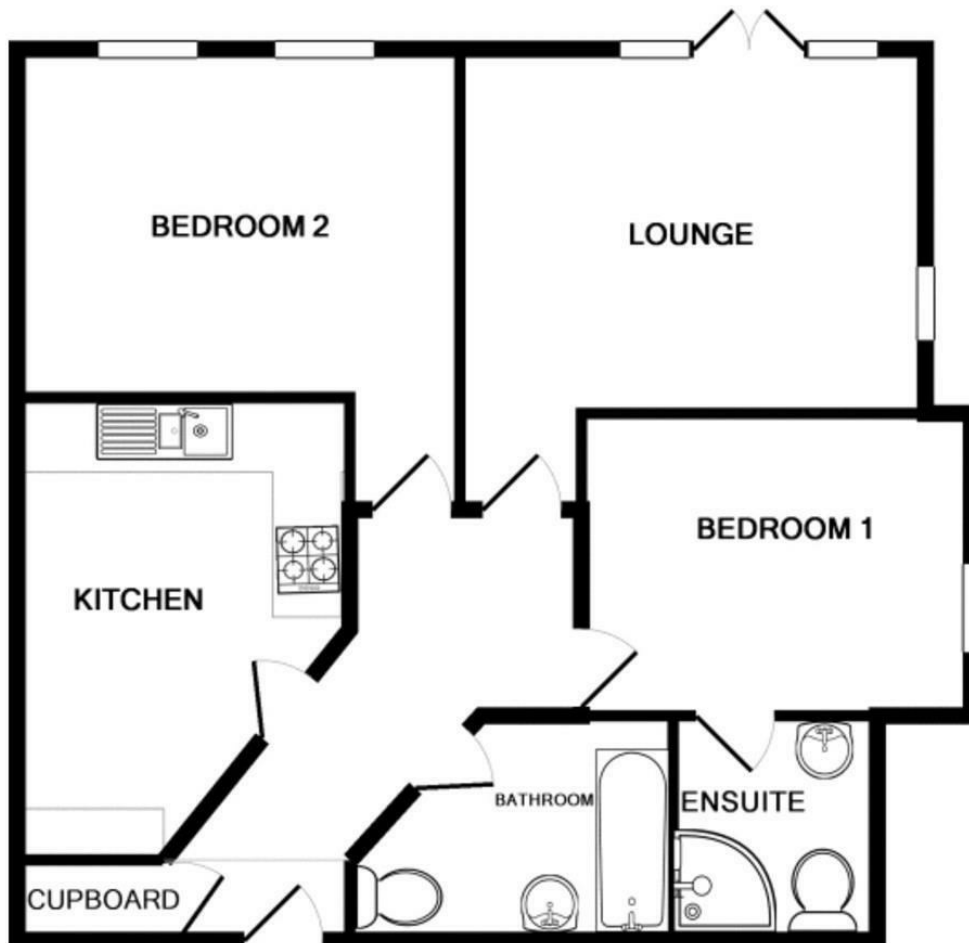
East Preston, situated in the coastal town of Littlehampton, is a picturesque village that effortlessly blends seaside charm with a tight-knit community ambiance. Boasting a stunning beachfront, East Preston offers residents and visitors expansive views of the English Channel and a serene coastal environment. The village is characterized by a mix of traditional cottages and contemporary homes, creating a diverse yet harmonious residential landscape. With a range of local shops, pubs, and eateries, East Preston provides a welcoming atmosphere for both residents and those seeking a coastal retreat. The community's strong sense of camaraderie is evident in local events, and the proximity to both the beach and the South Downs National Park makes East Preston a delightful destination for those seeking a balanced and idyllic coastal lifestyle in Littlehampton.



EPC Rating:

**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)  
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