

It's all in the details...



9 Tamarisk

1 Manor Road, East Preston, West Sussex, BN16 1FE

£375,000

- Beautifully presented ground floor apartment in a modern gated development
- 999 year lease from 2010
- 2 double bedrooms with fitted wardrobes
- Lounge/dining room
- Private Terrace
- Modern kitchen with integrated appliances
- Allocated off road parking
- Internal viewing highly recommended

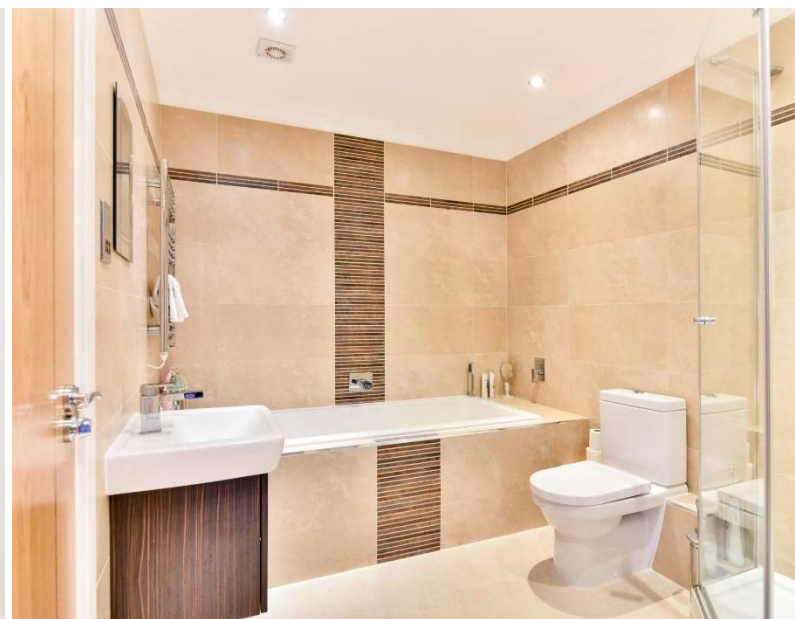
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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

A spacious and superbly presented apartment situated on the ground floor of this luxury gated development in the heart of East Preston Village just 1/4 mile from the seafront.

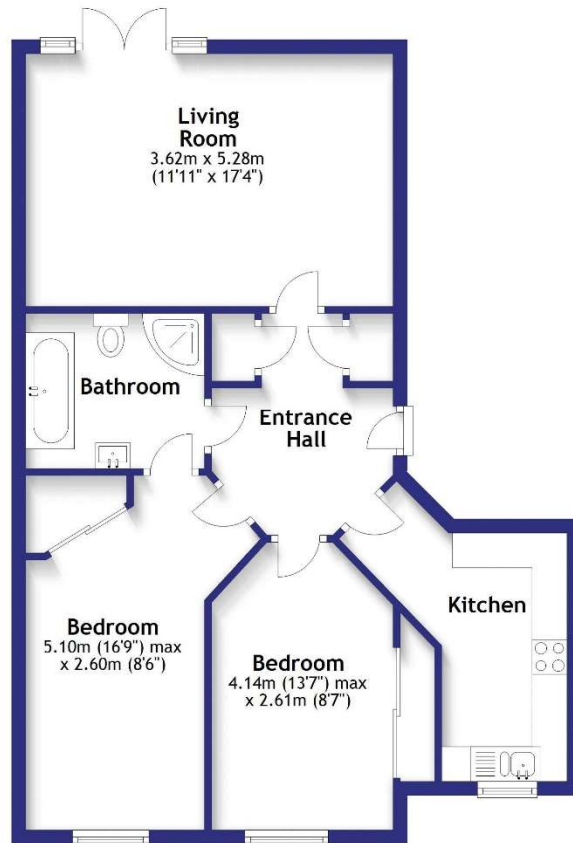
A security entryphone system provides access to an attractive communal entrance hall with a passenger lift. The apartment itself is finished to a high specification throughout and the accommodation includes a large entrance hall, spacious lounge/dining room which opens via double doors to a private terrace. There is a stylish kitchen with granite work surfaces and integrated appliances. The luxury bathroom is fully tiled and fitted with white sanitaryware including a bath and separate shower cubicle. The internal doors are Vicaima oak with chrome door furniture. There are 2 double bedrooms both with built in mirror fronted wardrobes. Internal viewing is essential.

East Preston is a thriving coastal village set between the Sea and the South Downs National Park. It has a good network of major trunk roads along with Angmering mainline railway station, offering good links to London Victoria. You will find all you need for your day to day amenities including Bars, Restaurants, and Cafes. More comprehensive shopping facilities are located in Rustington including a Waitrose Supermarket.



Ground Floor

Approx. 68.2 sq. metres (733.7 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Additional Information

Tenure: Leasehold

Council Tax: Arun District Council Band D

Lease: Approximately 987 years remaining.

Current Ground Rent: £250 per annum

Current Service Charge: £381.47 per quarter

Buildings Insurance: £443.90 per annum

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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