

£195,000

The Street

East Preston, BN16 1HT

PROPERTY SUMMARY

We are pleased to bring to the market this delightful two bedroom retirement property which offers a serene and comfortable living experience.

The flat features two spacious bedrooms, including an en-suite shower room to the master bedroom, providing privacy and convenience. The additional bathroom ensures that guests and residents alike have ample facilities. The inviting reception room is perfect for relaxation and entertaining, while the two Juliette balconies, one in the lounge and one in the master bedroom allow natural light to flood the space, creating a bright and airy atmosphere.

Residents will appreciate the low service charges and the added benefit of communal amenities, including a conservatory that fosters a sense of community among neighbours. For those who require easy access, the building is equipped with a lift, ensuring that all areas are easily reachable.

Communal parking is available. This property is specifically designed for individuals over the age of 60, with the option for a spouse aged 55 and above, making it a welcoming environment for those seeking companionship and support in their later years.

Maintenance - £1440 Per annum (Includes building insurance and water)
Lease - Circa 88 Years Remaining

2



2



1







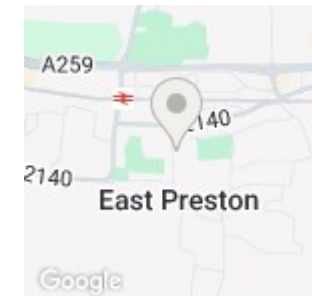


LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

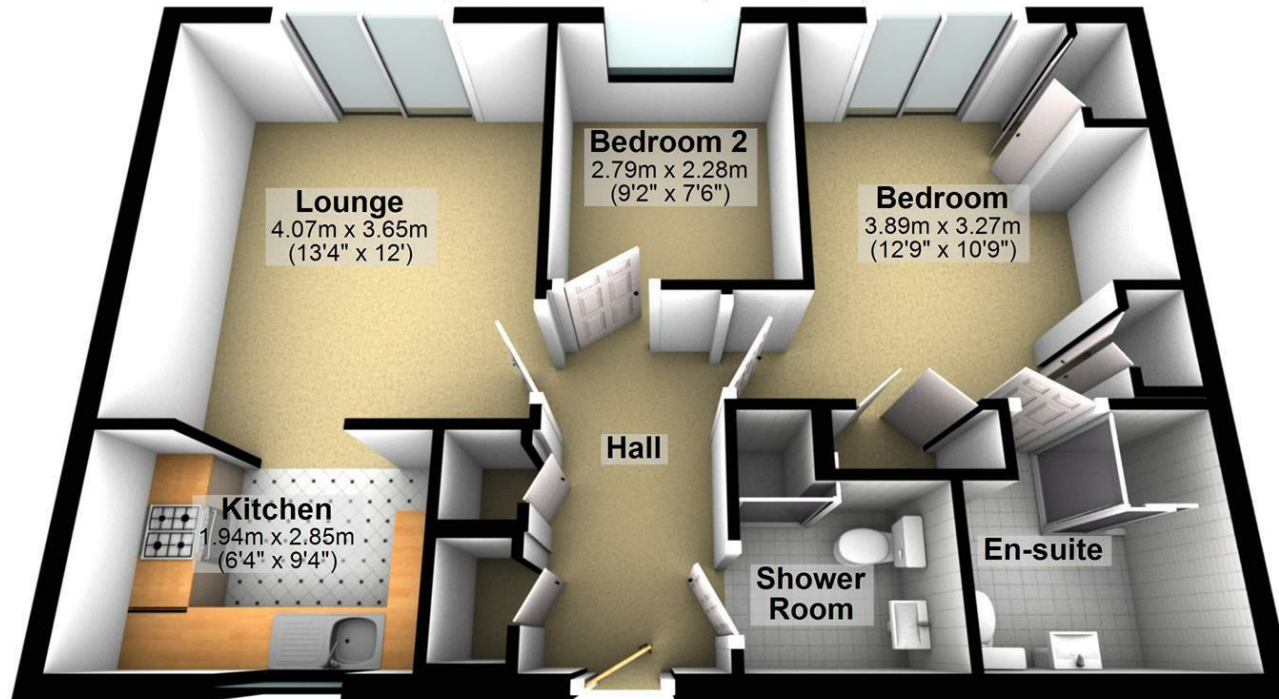


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	75
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

First Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)



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