



Total Approx. Floor Area 739 ft<sup>2</sup> ... 68.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jtm 2023

### Property Information

Tenure - Leasehold - The property has a 125 year lease starting from 01/05/2007 therefore there are 108 years remaining.

Ground Rent - £495.00 per annum

Maintenance: This is paid in two instalments each year, the bill for the period from September '23 - March '24 is £2,336.95.

Age Restriction - residents must be aged 60 or above although we understand that there is some leniency for a couple if one person meets the age restriction and the other person is 55+

Council Tax Band - C

Energy Efficiency Rating – C79

WITH OVER...

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Rustington Office  
01903 770095  
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## Milliers Court, Worthing Road, East Preston, West Sussex, BN16 1AR £130,000 - Leasehold



**First Floor Warden Assisted Apartment (Age Restriction 60+) | Two Double Bedrooms | Spacious Lounge / Diner With Juliette Balcony | Fitted Kitchen & Shower Room / W.C | Pleasant Outlook Overlooking Communal Gardens | Residents Parking | Communal Facilities Including Laundry Room & Residents Lounge | Close Proximity To Angmering Station | 108 Years Remaining On The Lease | No Forward Chain**

A well-presented warden assisted apartment (age restriction 60+) that provides larger than average accommodation situated. The apartment is located on the first floor and has lift access.

The accommodation comprises of a large entrance hall with airing cupboard and additional storage cupboard, two double bedrooms which overlook the communal gardens, shower room/w.c and a spacious lounge / diner with Juliette balcony (also overlooking communal gardens), and a fitted kitchen.

Other benefits include a House Manager that works within the block as well as a 24-hour careline facility. The House Manager/careline can be contacted via pull-cords that are in most rooms. There are also communal gardens and a communal laundry room as well as residents off road parking.

The property is in our opinion well-presented and has an upgraded electric heating system and double glazing. It will also be sold with no forward chain.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★

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**£130,000 - Leasehold**



Location – Milliers Court is located on the outskirts of East Preston Village and within a few hundred yard of Angmering mainline railway station. Opposite the block you will find a small parade of shops including a convenience store, dentist and hair salon. Sainsbury's supermarket is located within half a mile. The seafront and Greensward can be found within a mile and if you need more comprehensive shopping facilities Rustington village will provide this including the ever popular Waitrose Supermarket. There is also the 700 bus route directly outside the main entrance.

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.

