



Total Area: 434 ft² ... 40.3 m²

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 error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Jtm 2023

Property Information

Tenure - The property is leasehold with a 99 year lease from 24th June 1989 (therefore there are 64 years remaining).
 Service Charge: £3,406.85 (figures from the 23/24 accounts)
 Ground Rent: N/A
 Age Restriction - Occupants must be 65+ (we understand some leniency might be provided if it is a couple and one partner meets the criteria).

Council Tax Band - C
 Energy Efficiency Rating – C78

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
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 rustington@glyn-jones.com

**Field House, Station Road,
 East Preston, West Sussex, BN16 3RU
 £79,950 - Leasehold**



First Floor Retirement Apartment | One Double Bedroom | Pleasant Outlook Over Communal Gardens | Spacious Lounge / Diner | Re-Fitted Shower Room / W.C | Kitchen | House Manager With Emergency Pull-Cord System | Off Road Parking | Close Proximity To 700 Bus Route And Train Station | No Forward Chain

A well-proportioned first floor retirement apartment ideal for those seeking security and peace of mind that a retirement property offers. There is a House Manager that can be alerted with a pull-cord system throughout the flat and additionally a 24-hour careline. The flat itself has an entrance hall with two built-in cupboards, one double bedroom with built-in wardrobes, a lounge/diner overlooking well-maintained communal gardens, fitted kitchen and a re-fitted shower room/w.c. Other benefits include replacement double glazing and electric heating.

The property is, in our opinion, well presented and will be sold with no onward chain. To the front there is communal off-road parking with bollard lighting and to the rear the communal gardens are a real feature having a mature fish pond, mature shrubs and bushes, seating areas and access into Langmead's Park to the back over the feature bridge. In addition there is a guest suite that can be used for visitors (if arranged with the house manager) and a communal lounge room.

WITH OVER... **500** COMPANY REVIEWS
 At an Average rating of **4.9/5** ★★★★★



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Location - The apartment is situated in a convenient location well placed for the 700 bus route, Angmering railway station, doctor's surgery, dentist and shops at station parade which includes a chemist, newsagent, convenience store, hairdressers and restaurant.

Rustington with its more comprehensive shops is located approximately two miles distance and the village of East Preston is approximately one mile with coffee shops, restaurants and bars. The sea and greensward can be found within approximately two miles distant.



“No forward chain”

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