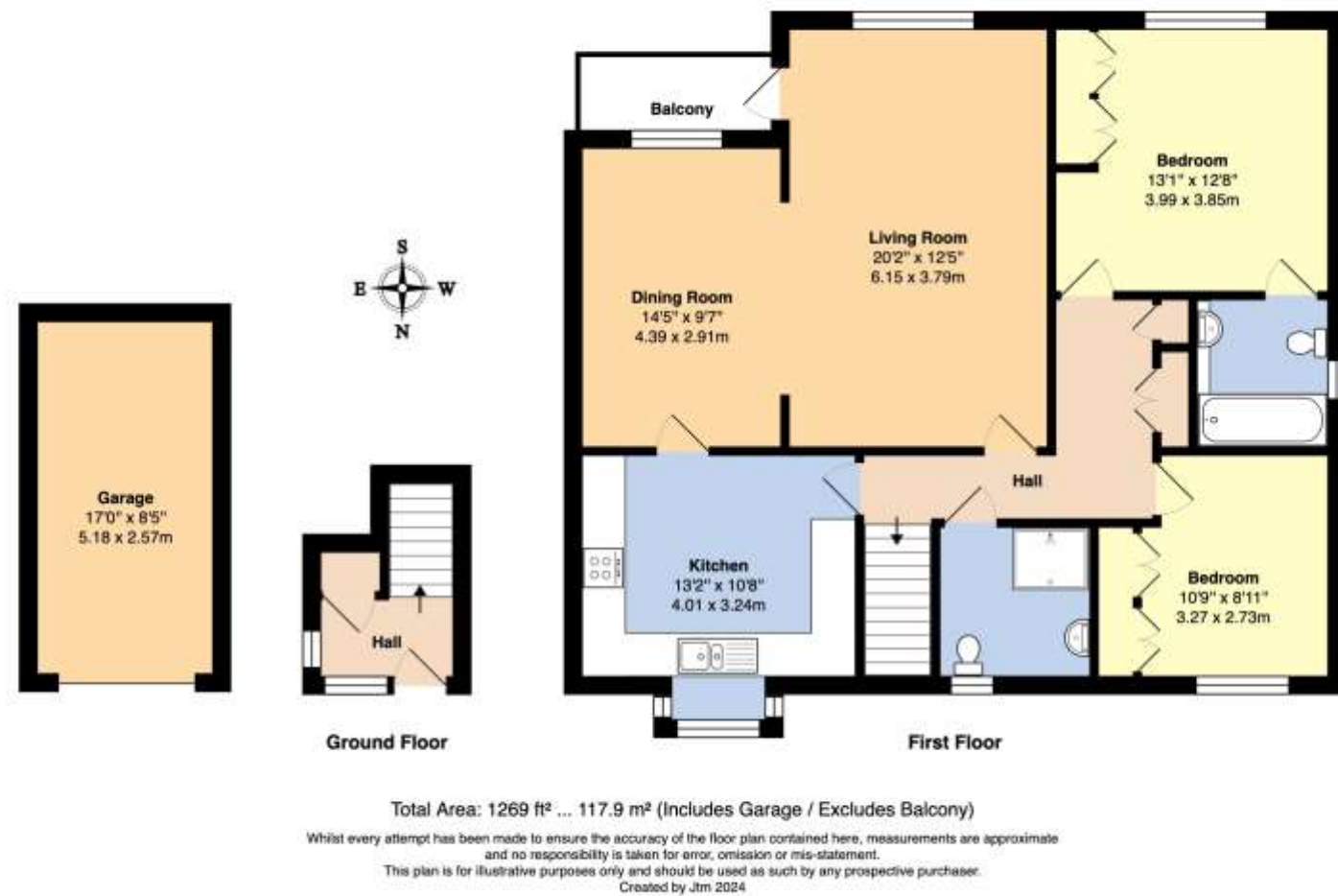


**16 Midholme, Sea Lane Close,  
East Preston, West Sussex, BN16 1ST  
£280,000 - Leasehold**

**Glyn-Jones**



**Spacious First Floor Retirement Apartment - Age Restriction 55+ | Two Double Bedrooms | Two Bathrooms | South Facing Lounge | Separate Dining Room | South Facing Balcony With Pleasant Outlook | Private Entrance And Stair Lift | Re-Fitted Kitchen | Convenient for Village & Public Transport | Communal Conservatory, Kitchen & Gardens | Off Road Parking | Garage | No Forward Chain**

A spacious first floor retirement apartment located in the sought after development of Midholme, situated in the centre of the village and close to all local amenities including shops, public transport and the beach.

The property has a private entrance with hallway and small storage cupboard with stairs (and stair lift) leading up to the first floor to a large landing with 2 deep storage cupboards, two double bedrooms (both with built-in wardrobes), an en-suite bathroom / w.c, additional shower room/w.c, south facing living room and access to a private balcony overlooking communal gardens, south facing dining room and a large kitchen with built-in appliances. Other benefits include gas central heating, double glazing and a garage with metal up-and-over door.

The complex benefits from a part-time warden on site and a 24 hour alarm call system with emergency pull cords and a residents lounge.

**Property Information**

The apartment has a 125 year lease starting from 29th September 1988 (therefore there are 89 years remaining).  
Service Charge: £1,992.84 per 6 months (information from the accounts of 24/6/23 - 24/12/23).  
Garage Service Charge: £12.50 per 6 months.  
Ground Rent £230.00 per year  
Age Restriction – Occupants must be 55 or over

Council Tax Band - F  
Energy Efficiency Rating - C73

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.

**Glyn-Jones**

Rustington Office  
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Midholme is a highly desirable block found in a convenient location close to the the shops in East Preston (found within 1/4 of a mile) along with doctors (within half a mile) and dentist surgery (within 1/4 of a mile). Rustington's more comprehensive shopping centre is within two miles and Angmering mainline railway station is about a mile away with services to London Victoria in 1 hour and 35 minutes.

There are excellent road links along the coast and to the north and the main 700 Coastline bus service runs frequently through East Preston and Rustington.



☺ South Facing Balcony ☺