



Ground Floor

Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup> (Excludes Patio's)

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 2021

**Council Tax Band: F**

**Energy Efficiency Rating: C**

**Tenure: Leasehold - 125 years from September 1988**

**Service Charges: £1992.84 half yearly 2024**

**Ground Rent: £230.00 per annum**

**Garage: £25.00 per annum**

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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**36 Midholme, Sea Lane Close,  
East Preston, BN16 1ST**  
Guide Price £330,000 (Leasehold)



A rare opportunity to purchase this well-appointed ground floor apartment forming part of this highly sought-after development. Conveniently situated in the heart of East Preston Village, the property is tailored to retirement living for those aged 55 and over.

This delightful property boasts two spacious double bedrooms, each complete with built-in wardrobes. The main bedroom features an en-suite bathroom, whilst a separate shower room offers additional comfort for guests. The generously sized lounge provides access to a private patio and well-maintained communal gardens beyond.

The property also includes a well-equipped kitchen/breakfast room and a separate dining room, offering plenty of space to entertain family and friends. Residents will benefit from their own private entrance, as well as a garage in the compound for secure parking.

With a resident warden on hand for peace of mind and a communal lounge for social gatherings, this ground floor retirement apartment truly offers the perfect blend of independent living within secure and pleasant surroundings.

Additional attributes include gas fired central heating, double glazing and a 24 hour alarm pull cord alarm system. The property is also being sold with the added benefit on no forward chain.



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**36 Midholme, Sea Lane Close, East Preston, BN16 1ST**

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The village of East Preston boasts a charming array of shops, restaurants, library and dental surgery. More extensive shopping facilities are available in nearby Rustington, which is approximately two miles distant. 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 to the larger towns of Worthing to the East and Chichester to the West.

There are many leisure facilities nearby including Angmering on Sea Tennis club, East Preston Bowles Club, golf at nearby Ham Manor and the 'The Wave' leisure centre, making this an ideal retirement location.



“ A spacious ground floor apartment, with private patio overlooking well maintained communal gardens



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

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



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