



First Floor

Total Area: 673 ft² ... 62.5 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 2024

Property Information

Tenure - Leasehold - The property has a 125 year lease starting from 01/05/2007 therefore there are 107 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 – B82

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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47 Milliers Court, Worthing Road, East Preston, West Sussex, BN16 1AR

£140,000 - Leasehold



First Floor Retirement Apartment (Age Restriction 60+) With House Manager | Lift Access | Two Double Bedrooms | Spacious West Facing Lounge / Diner | Fitted Kitchen & Bathroom / W.C | Residents Parking | Communal Facilities Including Laundry Room, Residents Lounge & Gardens | Close Proximity To Angmering Station | 107 Years Remaining On The Lease | No Forward Chain

A well-presented retirement apartment (age restriction 60+) with house manager that provides larger than average accommodation. The apartment is located on the first floor and has lift access with the lift situated just a few steps from the front door.

The accommodation comprises of a large entrance hall with large storage cupboard, two double bedrooms, bathroom/w.c and a spacious west facing lounge / diner 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, lounge area, laundry room as well as residents off road parking.

The property is in our opinion well-presented throughout and will be sold with no forward chain.



At an Average rating of 4.9/5 ★★★★★



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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 "Station Parade" 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 of the block.

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 (within a few hundred yards), offering good links to London Victoria.



*“Angmering Railway Station
a few hundred yards away”*

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

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



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