

Total Area: 495 ft² ... 45.9 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 2025

Tenure: <u>Leasehold</u> – We are advised that there are approximately 125 years remaining on the lease from 01/05/2007. You are advised to have this confirmed by your legal representative at your earliest opportunity.

Ground Rent: TBC
Service Charges: TBC
Energy Efficiency Rating: B
Council Tax Band: B

Age Restriction – Residents must be aged 60 or above, although we understand there may be some flexibility for a couple if only one person meets the age restriction and the other occupant is aged

55plus.



Glyn-Jones

Rustington Office

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

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

£115,000 (Leasehold)





Introducing this well presented first floor apartment, forming part of this purpose-built retirement complex. Pleasantly situated the apartment benefits from attractive views over well-maintained communal gardens.

The accommodation features; entrance hall; modern kitchen and bathroom, along with a spacious lounge/dining room with Juliet balcony. With no onward chain, this property is ready for you to move in and make it your own.

The complex offers a range of amenities designed for a comfortable retirement lifestyle, including a dedicated house manager (24-hour careline facility), residents' communal lounge, guest suite accommodation, a convenient laundry room and non-allocated residents parking.

In addition, the apartment benefits from electric heating and double glazing.







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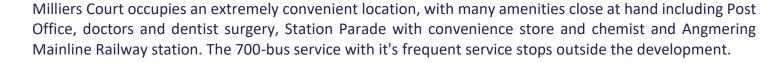
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spacious apartment, offered for sale with no onward chain.



Rustington with its more comprehensive shops is located approximately two miles away and the village of East Preston is approximately 0.8 miles with coffee shops, restaurants and bars. The sea and greensward can be found within approximately one mile distant.













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