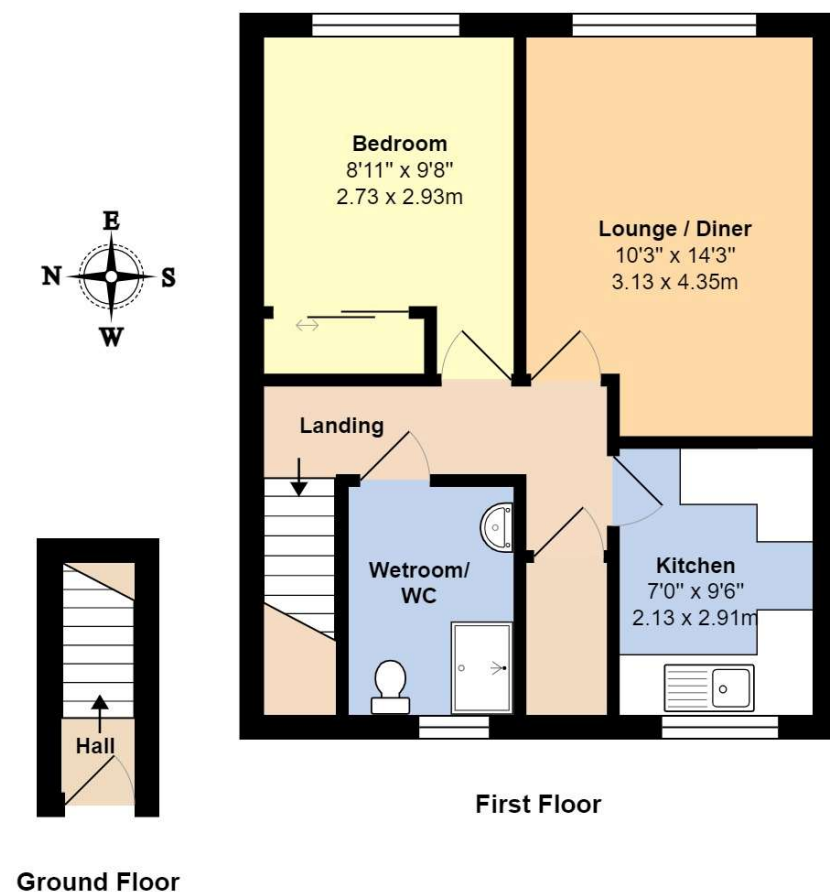




Total Area: 499 ft² ... 46.4 m²

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 2022

Tenure - Leasehold - 99 year lease from 1st April 1988 therefore there are currently 62 years remaining on the lease.

Ground Rent - £100 per annum

Maintenance: £248.35 per month

Age Restriction - Male occupants must be 65+, female occupants must be 60+

Council Tax Band - B

Energy Efficiency Rating – C73

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
01903 770095
rustington@glyn-jones.com

**13 Chestnut Court, Sea Road,
East Preston, West Sussex, BN16 1SR**
£110,000 - Leasehold

Glyn-Jones



Purpose Built First Floor Retirement Flat | Private Entrance | One Double Bedroom | Spacious Lounge / Diner | Residents Parking | Fitted Kitchen | Wet Room / W.C | Replacement Double Glazed Windows | Tucked Away And Quiet Location In East Preston Village Centre | No Forward Chain

A bright and spacious first floor retirement flat situated in a "tucked away" and quiet development in the heart of East Preston village and within walking distance of most key amenities including the 700 bus stop. The seafront is also found within a quarter of a mile as well.

The flat itself benefits from its' own private entrance door with porch and stairs leading up to a hallway, one double bedroom with built-in wardrobe, lounge/diner, re-fitted kitchen and a recently installed bespoke wet room/w.c. Other benefits are replacement double glazed windows and an emergency pull-cord system with care line facility. Externally there are well maintained communal gardens.



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



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www.glyn-jones.com

13 Chestnut Court, Sea Road, East Preston, West Sussex, BN16 1SR
£110,000 - Leasehold



“situated in a tucked away and quiet development in the heart of East Preston village”

Location – East Preston village which enjoys a range of restaurants, cafes, convenience stores and bars. The village green and seafront can be found within close proximity. East Preston is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton.

The village is located just off the A259 which provides good links to the neighbouring towns of Littlehampton, Bognor Regis and Worthing. Angmering mainline railway station is found within approximately 1.5 miles and provides a regular service to Gatwick Airport and London.



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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