



Total Area: 572 ft² ... 53.1 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

#### Property Information

Tenure - The property is freehold.

There is a service charge to pay which contributes to the House Manager, upkeep of the communal gardens as well as window/gutter cleaning. This works out at £3,757.00 per annum.

Age Restriction - Occupants must be in receipt of state pension (we understand some leniency might be provided if it is a couple and one partner meets the criteria).

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: F36

Council Tax Band: D



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.



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## 26 Field House, Station Road, East Preston, West Sussex, BN16 3RU £225,000 – Freehold

Glyn-Jones



**Semi-Detached Retirement Bungalow | Freehold | Two Bedrooms | Modern Kitchen | Spacious Lounge / Diner | Private Patio With Views Outwards Over Langmeads Fields | Situated In A Retirement Complex With Well-Maintained Gardens | House Manager With Emergency Pull-Cord System | No Forward Chain**

An attractive semi-detached retirement bungalow (residents must be in receipt of state pension) found in lovely development with well-maintained communal gardens as well as a fish pond and seating area. There is also a private patio to the rear of the property with further views of the garden and also Langmead's Field.

Upon entering the property there is an entrance hall with storage cupboard and airing cupboard. Two double bedrooms, shower room/w.c, spacious lounge/diner with views out of the garden and Langmead's Field and a door to a private patio. There is also a re-fitted kitchen.

Field House is a residential retirement block with both flats and bungalows. It has communal facilities including communal lounge, guest bedroom that can be hired out and a house manager. The property has emergency pull-cord in most rooms which notify the house manager or alternatively to a care line if they are not available.



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**26 Field House, Station Road, East Preston, West Sussex, BN16 3RU**  
**£225,000 – Freehold**



Convenient location well placed for the 700 bus route, Angmering railway station, doctor's surgery (which is directly opposite the block), dentist and shops at station parade which includes a chemist, newsagent, convenience store, hairdressers and restaurant.

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



*“a private patio to the rear of the property with further views of the garden”*

