



Total Area: 425 ft² ... 39.5 m² (Excludes Patio)

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

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 £305.16 per month (£3,661.92 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: D60

Council Tax Band: C



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

24 Field House, Station Road, East Preston, West Sussex, BN16 3RU £180,000 - Freehold

Glyn-Jones



An attractive freehold mid-terrace retirement bungalow (residents must be in receipt of state pension) found in a 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. One double bedroom, re-fitted 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 modern kitchen.

Field House is a popular residential retirement block with both flats and bungalows. It has communal facilities including communal lounge, a 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. There is also parking for the residents situated at the front of the development.



At an Average rating of
4.9/5 ★★★★★



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24 Field House, Station Road, East Preston, West Sussex, BN16 3RU
£180,000 - Freehold



Convenient location well placed with a bus stop directly outside, doctor's surgery (which is directly opposite the block), Angmering railway station, dentist and shops at station parade which includes a chemist, newsagent, convenience store, hairdressers and restaurant all within 0.25 miles.

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.



“freehold”

