



First Floor

Total Area: 735 ft² ... 68.3 m² (excluding balcony)

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 2021

Council Tax Band - C
Energy Efficiency Rating – C

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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

3 Wentworth Court, The Nookery

Angmering on Sea, West Sussex BN16 1PU
£339,950 - Leasehold

Glyn-Jones



A bright and spacious first floor apartment, with garage and large sun balcony, situated in a quiet residential location.

This triple aspect apartment is offered for sale in our opinion in very good order throughout, having been well maintained and redecorated to a high standard throughout. Although leasehold, the property is being sold along with a share of the freehold to Wentworth Court.

The accommodation comprises; 19' entrance hall with cloaks and airing cupboard; a dual aspect sitting room / dining room with access to balcony; modern fitted kitchen with built in appliances; two double bedrooms with fitted wardrobes; modern refitted bathroom with WC; integral garage and brick built storage cupboard; delightful communal garden.

Particular features include; gas fired central heating to radiators, uPVC double-glazing, modern appliances in kitchen including oven, hob & extractor, washing machine, dishwasher and tall fridge freezer; 27' private west facing sun balcony, share of freehold.

Internal viewing is highly recommended.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

3 Wentworth Court. The Nookery, Angmering on Sea BN16 1PU
£350,000



Outside – The apartment benefits from an integral garage, and build built store. There is an attractive and well-maintained communal garden to the south of the apartments. The garden is mainly laid to lawn, with well-stocked shrub borders and offers a quiet secluded place to sit.

Tenure – This flat is sold as leasehold; however, a share in the freehold is included in this sale, providing the buyer with a long-term security of tenure, and no ground rent payable. Maintenance Payable £160 pcm (£1920 per annum). Includes water rates, communal cleaning, gardening, window cleaning, building’s insurance and management fees.

Location – Wentworth Court is located in The Nookery, a quiet cul de sac, adjacent to Angmering on Sea Tennis club. Angmering on Sea is a private estate with a nominal residents charge currently levied at £123 per annum (2021).

East Preston’s local shops can be found within half a mile and the seafront is within just 500 meters. Angmering mainline railway station, with direct commuter trains to London Victoria, is within less than a mile and a half, as is Sainsbury’s Superstore.

The village of East Preston offers extensive amenities, including the lawn tennis club, bowls and cricket clubs, a library, numerous coffee shops, bars and restaurants. Beachfront walks along the greensward are popular, to Ferring to the east, or Rustington and Littlehampton to the west.

