



Ground Floor

Total Approx. Floor Area 634 ft² ... 58.9 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Tenure: LEASEHOLD – We are advised that there are approximately 63 years remaining on the lease (99 years from 24/06/1989).

Maintenance Fee: £3757.18 per annum

Ground Rent: We are advised that there is no ground rent applicable.

Energy Efficient Rating: E / **Council Tax Band:** D

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

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

**18 Field House, Station Road,
Rustington, West Sussex, BN16 3RU**
£150,000 (Leasehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this well-appointed retirement flat, delightfully located on the ground floor of the popular Field House development, boasting a private patio and rear aspect views across communal gardens.

The well-appointed accommodation is configured as; two bedrooms, the larger of which boasts an array of built-in storage furniture; spacious living room, with door to the aforementioned patio; re-fitted kitchen; and a contemporary 4-piece bathroom.

Additional attributes include uPVC double glazing; electric heating; security entry phone and emergency pull cord systems; replacement inner doors; non-allocated resident's parking; and secure gated access from the communal gardens to Langmeads Recreation Ground. Furthermore, for added peace of mind, a house manager is on site weekdays between the hours of 9am-3pm.

AGENT'S NOTE: Please be aware that residents are required to be "State Retirement Age+"



At an Average rating of

4.9/5 ★★★★★



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18 Field House, Station Road, East Preston, West Sussex BN16 3RU
£150,000



☞ *...boasting a private patio and rear aspect views across communal gardens....*



The location of the development is a particular feature, being within very close proximity of many useful amenities including Willow Green Surgery, Station Parade shops, and Angmering Mainline Railway station (all within an approx. 500 metre radius). Notably, there is also a bus stop near to the main entrance where the number 9 and 700 services can be picked up.

East Preston village centre and the picturesque seafront/greensward are both found within an equivalent distance of 1-mile, whilst the bustling village of Rustington, with its more comprehensive array of shops and restaurants, can also be found within an equivalent distance of approximately 1-mile.

