59 Milliers Court, Worthing Road, East Preston BN16 1AR

£85,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **1 Double Bedroom**
- **No Onward Chain**
- **Pleasant Views**
- **Lift & Stairs to First Floor**
- **Residents Lounge & Laundry Room**
- **Viewing Recommended**
- **Council Tax Band 'B'**
- **EPC Rating 'B'**

Immaculate One Bedroom Retirement Flat in East Preston, West Sussex

Nestled within a highly sought-after area on the borders of East Preston and Rustington, this beautifully presented first floor retirement flat offers both comfort and convenience for those seeking an independent lifestyle with peace of mind. Spanning 495 sq. feet, this property is offered in excellent decorative order and features a stylish modern kitchen and contemporary shower room/WC, making it ready for immediate occupation and available with no onward chain.

The spacious lounge opens onto a charming Juliette balcony, providing delightful views across the well-tended communal gardens-an ideal spot to relax and enjoy tranquil surroundings. The double bedroom is thoughtfully designed for comfort, while electric heating and double glazing ensure a cosy living environment year-round.

Residents benefit from a host of communal facilities, including a sociable residents lounge, well-equipped laundry room, and the convenience of a guest suite for visiting friends or family. Safety and support are key features here, with a dedicated house manager on hand and a 24-hour careline system for peace of mind.

Outside, there are general residents' parking bays for ease, while the property's enviable position brings essential amenities within easy reach. The local shops at Station Parade are just a short walk away, with regular bus routes on the doorstep connecting you to surrounding villages and towns. For those visiting family further afield, Angmering mainline railway station is conveniently located just up the road, offering frequent services into London and along the south coast.

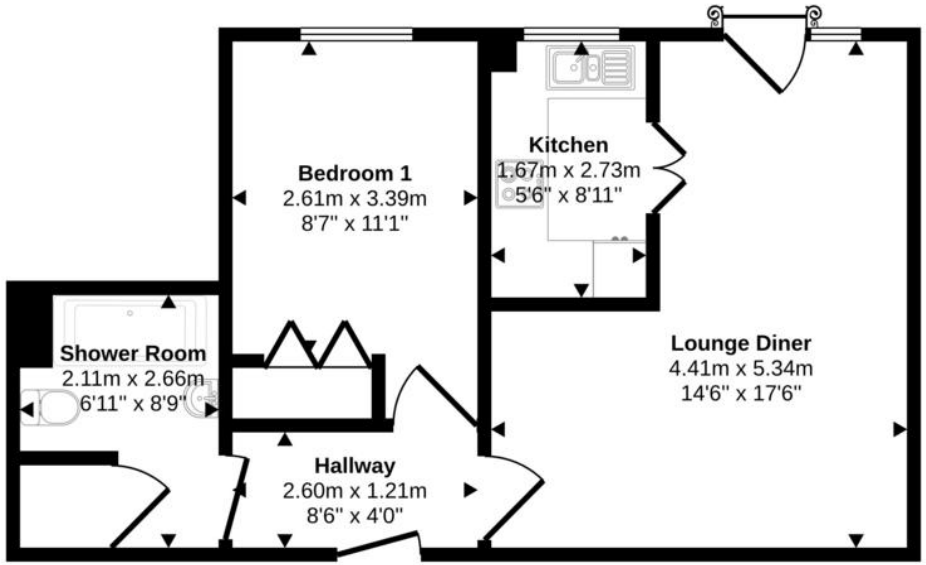
This exceptional retirement flat combines comfort, security, and a vibrant community atmosphere in one of West Sussex's most desirable coastal areas. Viewings are highly recommended to fully appreciate all that this superb property has to offer-arrange your visit today.

LEASEHOLD - 125 Years from 1/5/2007
GROUND RENT - £425 per annum
SERVICE CHARGE - £3,202 per annum
AGE RESTRICTION - Residents must be aged 60 or above. Although we understand there is some flexibility for a couple if only one person meets the age restriction and the other occupant is aged 55+.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

Approx Gross Internal Area
45 sq m / 480 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SECURITY ENTRYPHONE SYSTEM

STAIRS & LIFT TO FIRST FLOOR

ENTRANCE HALL
8' 6" x 4' 0" (2.59m x 1.22m)

LOUNGE/DINING ROOM
17' 6" x 14' 6" (5.33m x 4.42m)

KITCHEN
8' 11" x 5' 6" (2.72m x 1.68m)

BEDROOM
11' 1" x 8' 7" (3.38m x 2.62m)

SHOWER ROOM
8' 9" x 6' 11" (2.67m x 2.11m)

RESIDENTS LOUNGE

GUEST SUITE

COMMUNAL GARDENS

RESIDENTS PARKING

The Property Ombudsman

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