



39 Milliers Court, Worthing Road, East Preston BN16 1AR  
**£150,000 Leasehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **2 Bedrooms**
- **Bright Triple Aspect Lounge**
- **Passenger Lift**
- **Internal Viewing Recommended**
- **No Onward Chain**
- **Residents Lounge & Laundry Room**
- **Council Tax Band - 'C'**
- **EPC Rating: - 'C'**

Positioned in a convenient location in a popular residential area in East Preston, West Sussex, this beautifully presented two-bedroom retirement flat offers both comfort and convenience in equal measure. Found on the first floor and accessible via a convenient passenger lift, the property is designed with relaxed, modern living in mind and benefits from an outstanding triple-aspect lounge, flooded with natural sunlight throughout the day.

The modern kitchen and shower room have both been finished to an excellent standard, while modern electric heating delivers comfort year-round. Peace of mind is assured thanks to a 24-hour care line and a visiting manager service. Residents have the exclusive use of a welcoming lounge-perfect for socialising, a fully equipped laundry room, and a guest suite ideal for visiting family or friends.

The apartment is offered with no onward chain, ensuring a straightforward purchase. Outside, attractive communal gardens provide tranquil spaces to enjoy, and there is residents' parking available for ease and security.

Ideal for those who value connection to local amenities, the property sits just moments from the bustling Station Parade shops, and is within easy reach of Angmering mainline railway station, offering excellent transport links. Local bus routes are also easily accessible, providing convenient travel options across the area.

Don't miss the opportunity to view this excellent retirement home in an enviable location-call today to arrange a viewing.

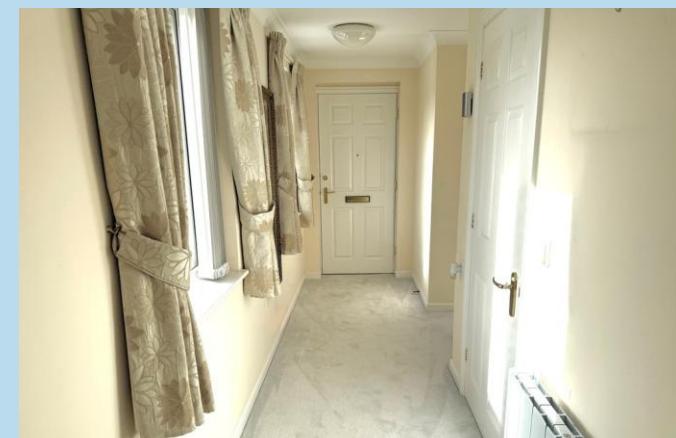
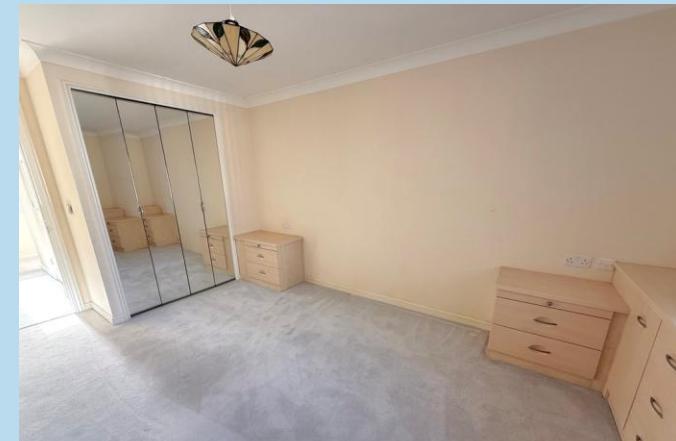
Service Charge - £4,970.20 per annum

Ground Rent - £495 per annum

Lease - 125 year from 1/5/2007

Managing Agents - First Port Property Management

Age Restriction - 60 years +



## First Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

## SECURITY ENTRYPHONE SYSTEM

## COMMUNAL HALL, STAIRS & LIFT

## ENTRANCE HALL

## LOUNGE/DINER

22' 7" x 10' 7" (6.88m x 3.23m)

## KITCHEN

7' 8" x 7' 1" (2.34m x 2.16m)

## BEDROOM 1

18' 1" x 10' (5.51m x 3.05m)

## BEDROOM 2

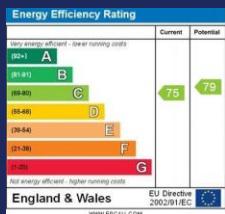
13' 7" x 9' 6" (4.14m x 2.9m)  
min

## SHOWER ROOM/WC

## RESIDENTS LOUNGE

## RESIDENTS PARKING

## LAUNDRY ROOM & GUEST SUITE



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