



Total Approx. Floor Area 657 ft² ... 61.0 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 Jm 2025

Tenure: Leasehold, with Share in Freehold: We are advised that there are approximately 89-years remaining on the lease (125-years from 7/6/1989).

Service Charge: £1440.00 per annum.

EER: C

Council Tax: D

You are advised to have the above information 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 conducted 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

**16 Chermont Court, The Street,
East Preston, West Sussex, BN16 1HT**
£190,000 (Leasehold, with Share in Freehold)



Offered for sale with NO ONWARD CHAIN is this purpose-built, first floor retirement apartment, pleasantly situated on the immediate outskirts of East Preston village.

Having been the subject of some recent redecoration, this bright and well-presented home also boasts a delightful westerly aspect from the lounge and both bedrooms. The main bedroom also benefits from an en suite shower room, plus there is a separate WC/utility room.

Additional benefits include a lift service; electric heating; double glazing, which encompasses a feature bay window in the lounge; emergency pull cord and security entry phone systems; and access to range of communal facilities, such as, a conservatory incorporating kitchenette, residents' parking, and well-maintained communal gardens. The property is also sold with a share in the freehold.

The situation of the property is a key feature, being within only 0.25-miles of East Preston village centre, with its useful range of shops, and approximately 1-mile from the picturesque seafront and greensward.



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Public transport links are also conveniently close by, with bus routes operating along the road, plus Angmering mainline railway station, which affords a regular service to London Victoria via Gatwick, found in approximately 0.5-mile.

East Preston is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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