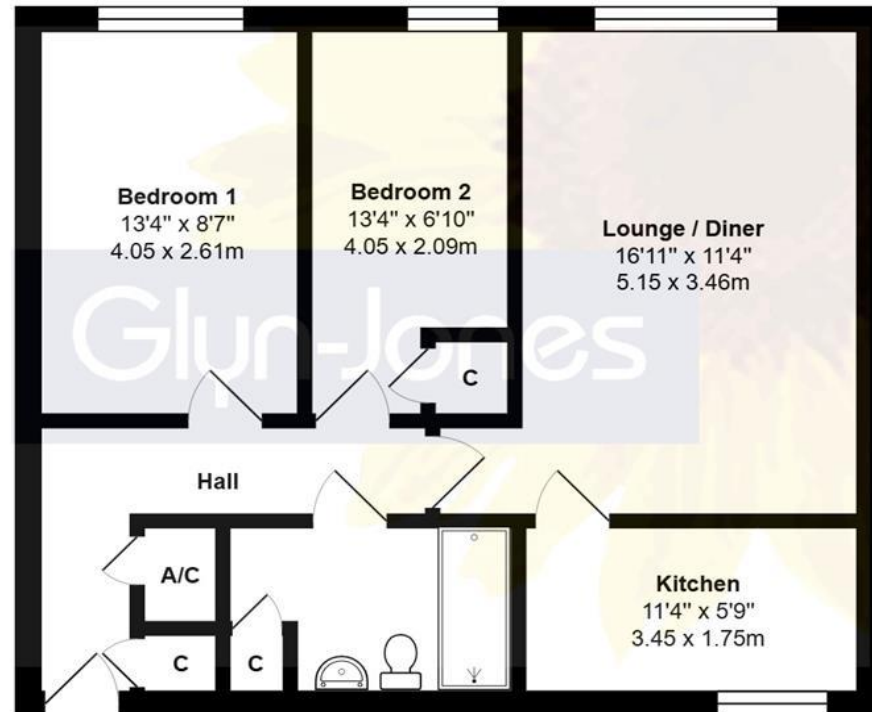




First Floor

Total Approx. Floor Area 637 ft² ... 59.2 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 2026

Council Tax Band – D

Energy Efficiency Rating – D

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER...



COMPANY
REVIEWS
NOW
RECEIVED

At an Average
rating of

4.9/5



Glyn-Jones

Flat 8, Field House, Station Road, East Preston, BN16 3RU £120,000 - Leasehold

Glyn-Jones



We are delighted to offer for sale this spacious two-bedroom retirement apartment, ideally situated in a convenient location in East Preston, within easy reach of local shops and transport links.

The accommodation briefly comprises of; a hallway with storage cupboards, a generous lounge/dining room, a fitted kitchen, two well-proportioned double bedrooms and a modern shower room. Further benefits include double glazing and recently refitted modern electric heaters, providing comfortable and practical living.

Field House is a popular residential retirement block with both flats and bungalows. It has communal facilities including communal lounge, a guest bedroom that can be hired out and a house manager. The property has emergency pull-cord in most rooms which notify the house manager or alternatively to a care line if they are not available. There is also parking for the residents situated at the front of the development.

WITH OVER...



COMPANY
REVIEWS
NOW
RECEIVED

At an Average
rating of

4.9/5



Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

Flat 8, Field House, Station Road, East Preston, BN16 3RU
£120,000 - Leasehold



Tenure: Leasehold - We are advised that the lease has approximately 61 years (99 years from 1989). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Service charge: £3,905.59 per annum

Ground Rent: N/A

Convenient location well placed with a bus stop directly outside, doctor's surgery (which is directly opposite the block), Angmering railway station, dentist and shops at station parade which includes a chemist, newsagent, convenience store, hairdressers and restaurant all within 0.25 miles.

Rustington with its more comprehensive shops is located approximately two miles away and the village of East Preston is approximately one mile with coffee shops, restaurants and bars. The sea and greensward can be found within approximately two miles distant.



At an Average rating of

4.9/5 ★★★★★

Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com