

Ground Floor

Total Area: 525 ft² ... 48.8 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2025

Tenure: Leasehold – We are advised that there are approximately 110 years remaining on the lease (125 years from 15/12/2010) You are advised to have this confirmed by your legal representative at your earliest opportunity.

Ground Rent: £100.00 Per annum

Buildings Insurance: £250.89 2024/25

Council Tax Band: A

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 carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

13 Beechlands Court, Montpelier Road, East Preston, West Sussex BN16 1JZ £150,000 (Leasehold)

Glyn-Jones



An opportunity to purchase this ground floor apartment occupying a popular residential location.

This purpose-built apartment offers the convenience of its own private entrance, hallway with storage; a spacious west-facing lounge; double bedroom, a modern kitchen, and a refitted shower room. Complete with electric heating and double glazing, this apartment is in good order and ready for you to move in without any onward chain.

Located in a popular area, you'll have the convenience of an allocated parking space, plus, the property comes with an enclosed front garden and a separate section of garden situated at the rear of the block.



At an Average rating of

4.9/5 ★★★★★



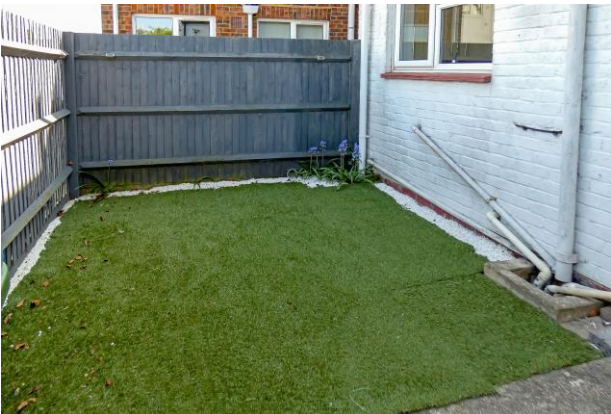
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13 Beechlands Court, Montpelier Road, East Preston, BN16 1JZ
£150,000 (Leasehold)



Well positioned in the centre of the pretty village of East Preston within close proximity to local amenities including convenience store, cafés, restaurants, bars and public transport. The sea and greensward are approximately half a mile distant.

Rustington with its more comprehensive shopping parade is located approximately two miles distant. Angmering Station is just over a mile away with services along the south coast and a mainline link to London Victoria. Local bus services to neighbouring areas are also easily accessible.



*Purpose built ground floor apartment,
benefitting from no onward chain*