

Total Area: 464 ft² ... 43.1 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 2022

Tenure - Leasehold New 155 years lease on completion

Ground Rent - £100 per annum

Maintenance: £165.53 Per Month

Council Tax Band - B
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.



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Chestnut Court, Sea Road, East Preston

Guide Price: £150,000 - Leasehold



Purpose Built Retirement Flat | Ground Floor | Double Bedroom | Off Road Parking | West Facing Patio | Popular Location | New Lease on Completion | Offered for Sale with Vacant Possession | Close To Village Shops | Close to the 700 Bus Route

We are delighted to be offering this rarely available ground floor retirement apartment situated in the heart of East Preston Village. Offered for sale needing some cosmetic updating this apartment has great potential as it benefits from a favored west facing aspect to the principal rooms.

Outside there are attractive communal gardens and non-allocated parking, within less than 100 yards from the shops and approximately ½ a mile from the sea and greensward.

Chestnut Court, Sea Road, East Preston

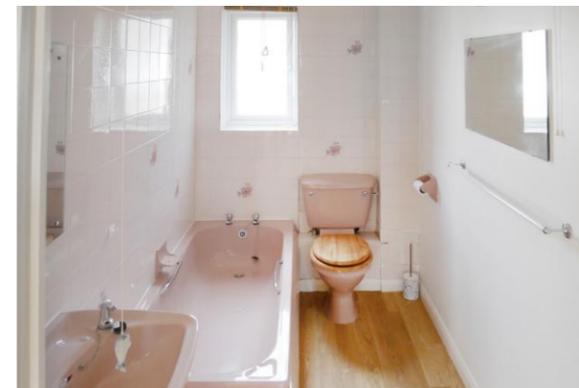
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East Preston village which enjoys a range of restaurants, cafes, convenience stores and bars. The village green and seafront can be found within close proximity. East Preston is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton.

The village is located just off the A259 which provides good links to the neighbouring towns of Littlehampton, Bognor Regis and Worthing.

Angmering mainline railway station is found within approximately 1.5 miles and provides a regular service to Gatwick Airport and London.



*Delightful Ground Floor Apartment
with New Lease*

