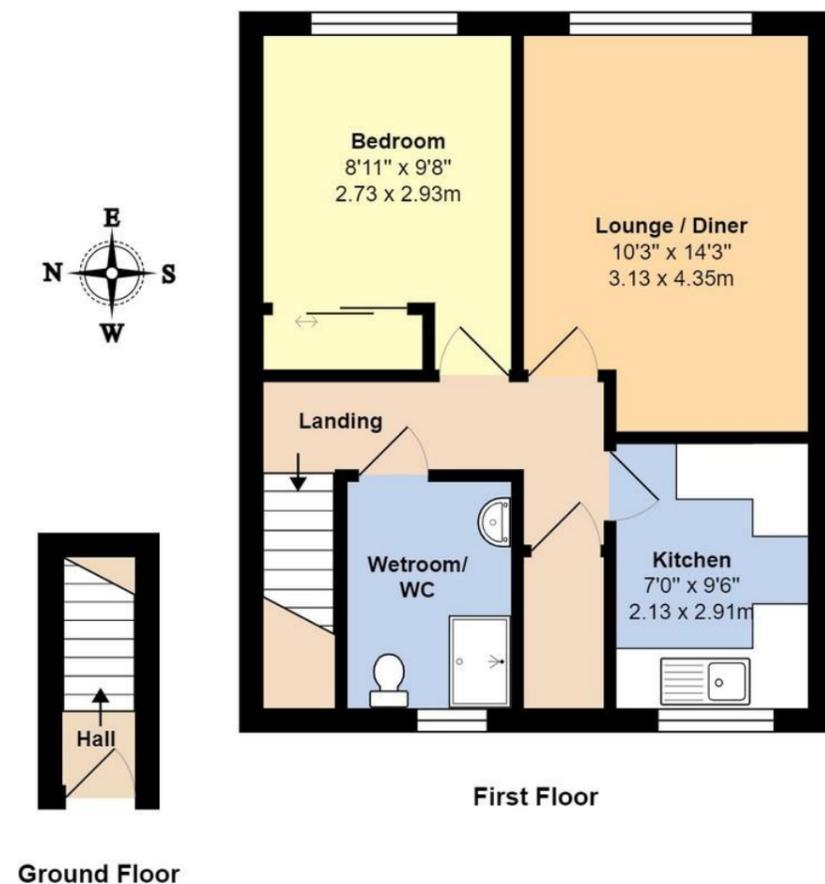


Chestnut Court, Sea Road, East Preston

£155,000 - Leasehold



Total Area: 499 ft² ... 46.4 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



Purpose Built First Floor Retirement Flat | Private Entrance | One Double Bedroom | Spacious Lounge / Diner | Off Road Parking | Fitted Kitchen | Wet Room / W.C | Replacement Double Glazed Windows | Popular Tucked Away And Quiet Location | 64 Years Remaining On Lease With Possibility Of It Being Sold With An Extended Lease | Close To Village Shops And 700 Bus Route | No Forward Chain

A bright and spacious first floor retirement flat situated in a "tucked away" and quiet development in the heart of East Preston village and within walking distance of most key amenities including the 700 bus stop. The seafront is also found within a quarter of a mile as well.

The flat itself benefits from its' own private entrance door with porch and stairs leading up to a hallway, one double bedroom with built-in wardrobe, lounge/diner, re-fitted kitchen and a recently installed bespoke wet room/w.c.

Other benefits are replacement double glazed windows and an emergency pull-cord system with care line facility. Externally there are well maintained communal gardens. We understand the apartment is leasehold with currently 64 years left to run on - there is the possibility for the flat to be sold with an extended lease however this would be as a separate negotiation.

Tenure - Leasehold - 64 Years remaining on the lease with possibility of property being sold with an extended lease via separate negotiation.

Ground Rent - £100 per annum

Maintenance: £165.53 Per Month

Age Restriction - Male occupants must be 65+, female occupants must be 60+

Council Tax Band - B

Energy Efficiency Rating – C73

Glyn-Jones

East Preston Office
01903 859440
www.glyn-jones.com



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.

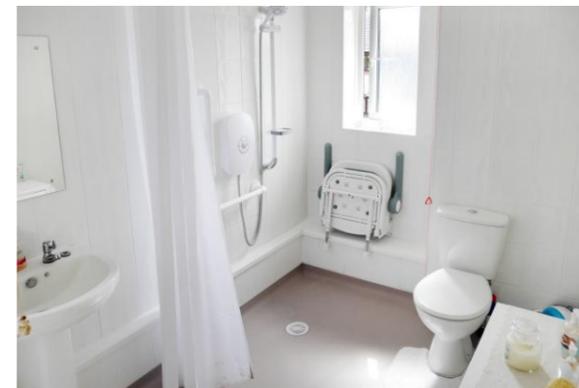
Chestnut Court, Sea Road, East Preston

£155,000 - Leasehold



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.



Tucked Away And Quiet Location