



Total Area: 476 ft² ... 44.2 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 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



Property Information

Tenure - Leasehold with approximately 66 years remaining on it

Service Charge for 2021-2022 was £2,930.31

Age Restriction - Occupants must be 65+ (we understand some leniency might be provided if it is a couple and one partner meets the criteria)

Council Tax Band - C

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.



East Preston Office
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Field House

Station Road, East Preston BN16 3RU

Offers In Region of: £90,000



Ground Floor Retirement Apartment | One Double Bedroom | West Facing Lounge / Diner | Alarm Monitoring System | Off Road Parking | Double Glazing | Electric Heating | Communal Gardens | Close Proximity To 700 Bus Route And Train Station | No Forward Chain

A popular well-proportioned GROUND FLOOR retirement apartment ideal for those seeking security and peace of mind that a retirement property offers. The property benefits from a 24-hour alarm monitoring system along with a modern kitchen and bathroom. Other benefits include a west facing Lounge with bay window, replacement double glazing. There is night storage heating and no onward chain.

To the front there is communal off-road parking with bollard lighting and to the rear the communal gardens are a real feature having a mature fish pond, mature shrubs and bushes, seating areas and access into Langmead's Park to the back over the feature bridge.

Call today to make an appointment to view.

Field House, Station Road, East Preston

Offers In Region Of: £90,000



Location

Convenient location well placed for the 700 bus route, Angmering railway station, doctor's surgery, dentist and shops at station parade which includes a chemist, newsagent, convenience store, hairdressers and restaurant.

Rustington with its more comprehensive shops is located approximately two miles distance 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.



Favoured Ground Floor Retirement Flat with Well Maintained Communal Gardens

