

Midholme, Sea Lane Close,  
East Preston

Guide Price: £275,000 - Leasehold

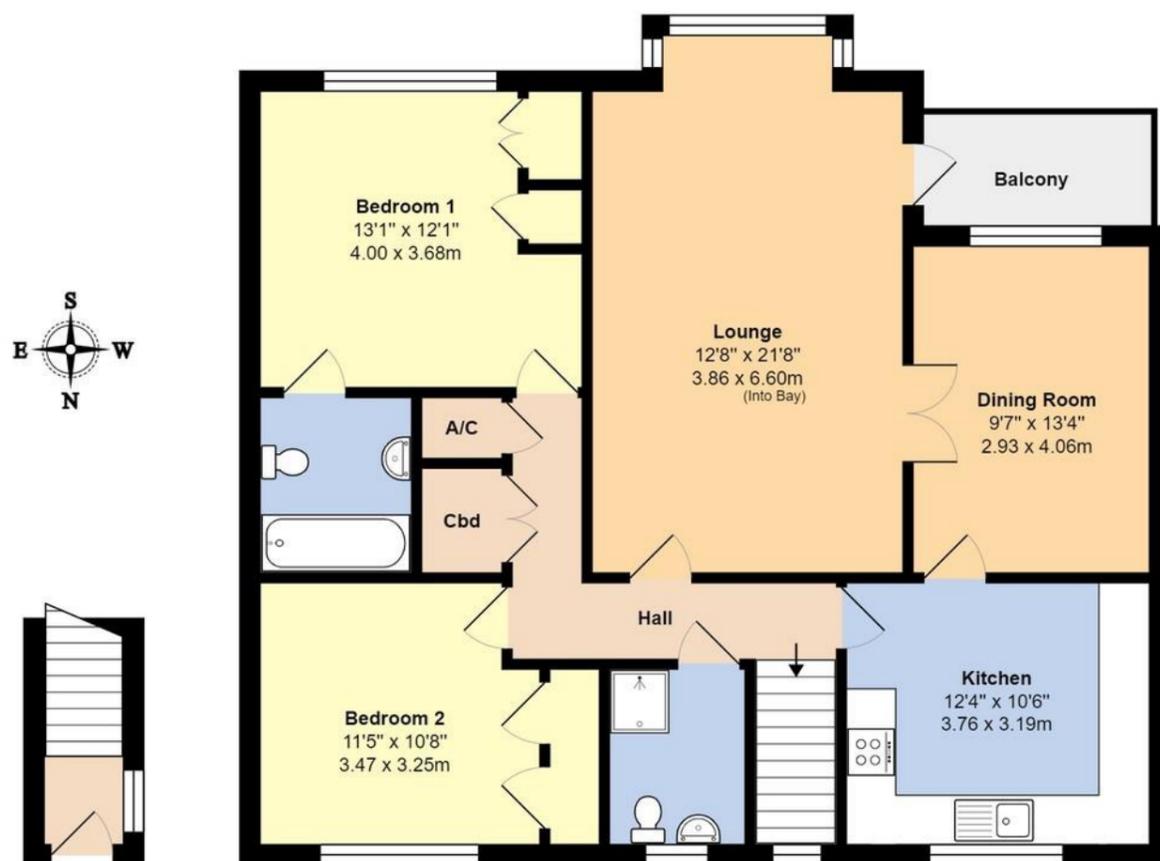


**Spacious First Floor Retirement Apartment - Age Restriction 55+ | Two Double Bedrooms | South Facing Balcony | Private Entrance And Stair Lift | South Facing Lounge With Bay Window | Separate Dining Room | Re-Fitted Kitchen | En-Suite Bathroom / W.C | Further Shower Room / W.C | Convenient for Village & Public Transport | Communal Conservatory, Kitchen & Gardens | Off Road Parking | Garage | No Forward Chain**

A spacious first floor retirement apartment located in the sought after development of Midholme, situated in the centre of the village and close to all local amenities including shops, public transport and the beach.

The property has a private entrance with hallway and stairs (and stair lift) leading up to the first floor to a large landing with 2 deep storage cupboards, two double bedrooms (both with built-in wardrobes), an en-suite bathroom / w.c, additional shower room/w.c, south facing living room with bay window and access to private balcony overlooking communal gardens, south facing dining room and a large kitchen with built-in appliances and breakfast bar. Other benefits include gas central heating, double glazing and a garage with electric up and over door.

The complex benefits from a part time warden on site and a 24 hour alarm call system with emergency pull cords and a residents lounge.



Ground Floor

First Floor

Total Area: 1096 ft<sup>2</sup> ... 101.8 m<sup>2</sup> (Excluding Balcony)

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 Jim 2022

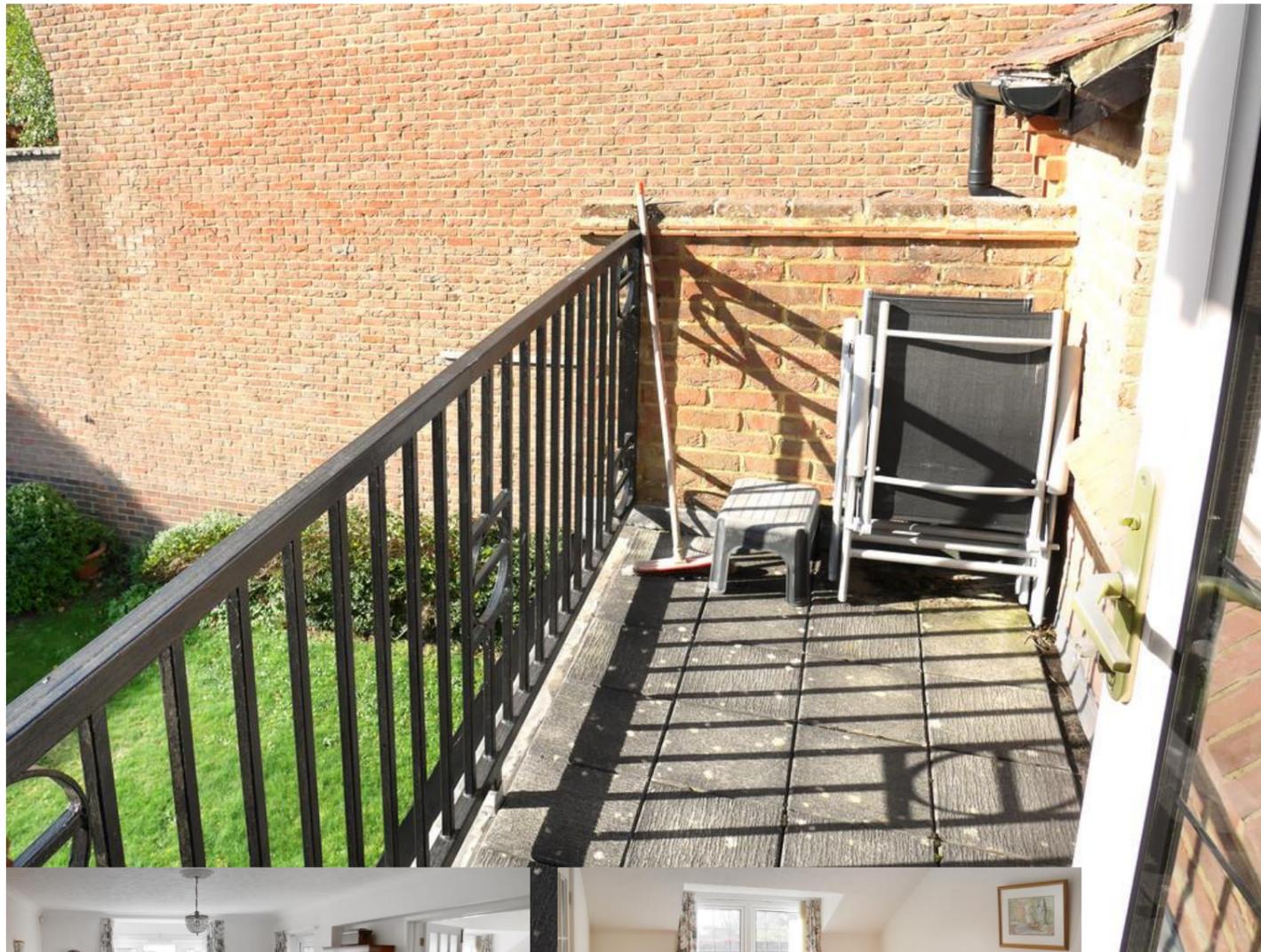
Council Tax Band - F  
Energy Efficiency Rating – C74

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Midholme is a highly desirable block found in a convenient location close to the the shops in East Preston (found within 1/4 of a mile) along with doctors (within half a mile) and dentist surgery (within 1/4 of a mile). Rustington's more comprehensive shopping centre is within two miles and Angmering mainline railway station is about a mile away with services to London Victoria in 1 hour and 35 minutes.

There are excellent road links along the coast and to the north and the main 700 Coastline bus service runs frequently through East Preston and Rustington.



 *South Facing Balcony*

