

**Midholme, Sea Lane Close,
East Preston**
£245,000 - Leasehold



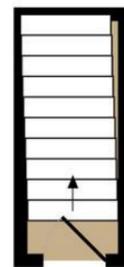
First Floor Retirement Apartment - Age Restriction 55+ | Two Bedrooms | Private Entrance | South Facing Lounge / Diner | Modern Kitchen | En-Suite Bathroom / W.C | Further Shower Room / W.C | Convenient for Village & Public Transport | Stair Lift | Communal Conservatory, Kitchen & Gardens | Off Road Parking | No Forward Chain

A spacious first floor retirement apartment (age restriction 55+) located in the sought after development of Midholme which is situated in the centre of East Preston and close to most amenities and public transport.

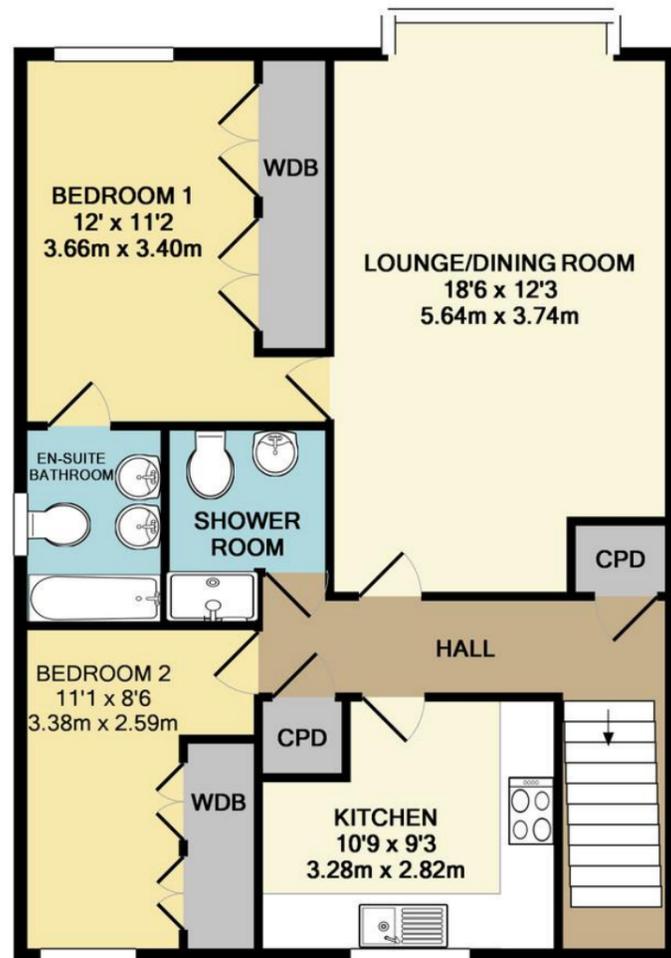
There is a private entrance with stairs and stair lift to the first floor, hallway with two storage cupboards, two double bedrooms with built-in wardrobes, en suite bathroom, additional shower room/w.c, south facing lounge/diner with bay window and a modern fitted kitchen with wall mounted gas central heating boiler.

The complex benefits from a part time warden on site and a 24 hour alarm call system as well as a resident's communal lounge.

Viewings are recommended on this property which will also be sold with no forward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 33 SQ.FT.
(3.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Information

The apartment is leasehold and held on the remainder of a 125 lease from 29th September 1988 (therefore there are 91 years remaining).

Maintenance Charges: £2242.00 p/a
Ground Rent: £200 per annum
Age Restriction - Occupants must be 55+

Council Tax Band - E
Energy Efficiency Rating - C73

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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Midholme is ideally located for the shops in East Preston along with doctors and dentist surgery. 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.



Spacious first floor retirement in sought after development

