



Total Area: 479 ft² ... 44.5 m² (Excludes Patio)

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 – 64 years remaining

Ground Rent: £100 per annum

Maintenance: £165.53 Month

Age Restriction – Female occupants must be 60+ Male occupants must be 65+

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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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Chestnut Court, Sea Road, East Preston

£139,950 - Leasehold

Glyn-Jones



Favored Ground Floor Apartment | Age Restricted | Private Entrance | Spacious Lounge/Diner with Patio Door | Off Road Parking | Fitted Kitchen | Shower Room | Replacement Double Glazing | Popular Tucked Away Position | Close to Village Shops And 700 Bus Route | No Forward Chain

A bright and spacious ground 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 store cupboard to the side of the porch and a hallway, to one double bedroom with built-in wardrobe, lounge/diner, fitted kitchen and a spacious shower room/w.c.

Other benefits are replacement double glazed windows, part time warden and an emergency pull-cord system with care line facility. Externally there are well maintained communal gardens.

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Sea Road, East Preston
£139,950



*Tucked Away And
Quiet Location*

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.

