



Total Area: 545 ft² ... 50.7 m² (Excluding 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 2024

Tenure: Leasehold - We understand the property has approximately 63-years remaining of its original 99-year lease (start date: 24/06/1989)

Service Charge (including ground rent): £3520.00pa (2024)

Council Tax Band: C

Energy Efficiency Rating: D

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.



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rustington@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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**35 Field House, Station Road,
East Preston, West Sussex, BN16 3RU
£100,000 (Leasehold)**

Glyn-Jones



An opportunity has arisen to purchase this 'larger than average', ground floor retirement apartment, boasting a private patio overlooking well-maintained communal gardens.

Briefly described, the accommodation comprises; one double bedroom, with an array of built-in storage; a generous living room, with door to the aforementioned patio; fitted kitchen; and an updated shower room.

Additional attributes include double glazing; electric heating; security entry phone and distress pull cord systems; non-allocated resident's parking; and secure gated access from the communal gardens to Langmeads Recreation Ground. Furthermore, for added peace of mind, a house manager is on site weekdays between the hours of 9am-3pm.

The location of the development is a particular feature, being within very close proximity of many useful amenities including Willow Green Surgery, Station Parade shops, and Angmering Mainline Railway station (all within an approx. 500 metre radius). Notably, there is also a bus stop near to the main entrance where the number 9 and 700 services can be picked up.



At an Average rating of

4.9/5 ★★★★★



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£100,000



“...‘larger than average’, ground floor retirement apartment, boasting a private patio overlooking well-maintained communal gardens...”



East Preston village centre and the picturesque seafront/greensward are both found within an equivalent distance of 1-mile, whilst the bustling village of Rustington, with its more comprehensive array of shops and restaurants, can also be found within an equivalent distance of approximately 1-mile.

AGENT'S NOTE: Please be aware that Field House is age restricted to "State Retirement Age+"

