

**59 Milliers Court, Worthing Road,
East Preston, West Sussex, BN16 1AR
£110,000 (Leasehold)**

Glyn-Jones



First Floor

Total Area: 495 ft² ... 45.9 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 2025

Tenure: Leasehold – 125 years from 01/05/2007

Ground Rent: £425.00 per annum

Service Charges: £3,202.00 per annum

Energy Efficiency Rating: B

Council Tax Band: B

Age Restriction – Residents must be aged 60 or above, although we understand there may be some flexibility for a couple if only one person meets the age restriction and the other occupant is aged 55plus.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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 tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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Introducing this well presented first floor apartment, forming part of this purpose-built retirement complex. Pleasantly situated the apartment benefits from attractive views over well-maintained communal gardens.

The accommodation features; entrance hall; modern kitchen and bathroom, along with a spacious lounge/dining room with Juliet balcony. With no onward chain, this property is ready for you to move in and make it your own.

The complex offers a range of amenities designed for a comfortable retirement lifestyle, including a dedicated house manager (24-hour careline facility), residents' communal lounge, guest suite accommodation, a convenient laundry room and non-allocated residents parking.

In addition, the apartment benefits from electric heating and double glazing.



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Milliers Court occupies an extremely convenient location, with many amenities close at hand including Post Office, doctors and dentist surgery, Station Parade with convenience store and chemist and Angmering Mainline Railway station. The 700-bus service with it's frequent service stops outside the development.

Rustington with its more comprehensive shops is located approximately two miles away and the village of East Preston is approximately 0.8 miles with coffee shops, restaurants and bars. The sea and greensward can be found within approximately one mile distant.



 *spacious apartment, offered for sale with no onward chain.*



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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