

**Ground Floor** 

Total Approx. Floor Area 551 ft2 ... 51.2 m2

Whist every aftering has been made to ensure the accuracy of the floor plan contained free, measurements are approximate and no responsibility is taken for any error, consisten or miss statement. This plan is for itsustrative purposes erry and should be used as such by any prospective purchases. Presented by 1st trease 2005.

Tenure: Leasehold – We are advised that there are approximately 128 years remaining on the lease (128 years from 25/12/1964) You are advised to have this confirmed by your legal representative at your earliest opportunity.

Ground Rent: £200.00 per annum (currently paid in two 6-montly instalments).

Buildings Insurance: £253.48 per annum (1/5/25 - 30/4/26)

Council Tax Band: A

Energy Efficiency Rating: D



Glyn-Jones

Rustington Office

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.

.com

## 27 Beechlands Court, Montpelier Road, East Preston, West Sussex, BN16 1JZ

Glyn-Jones

£169,950 (Leasehold)



Situated in the heart of East Preston, this purpose-built ground floor apartment forms part of this popular development, offering a great opportunity for first-time buyers or investors alike.

The apartment has been well-maintained and benefits from the convenience of its own private entrance to a spacious entrance hall with generous storage; lounge/dining room; modern kitchen featuring a range of cream shaker style units and wood effect work surfaces and a shower room/w.c. The double bedroom provides access to an enclosed, private low maintenance garden with a covered seating area and useful rear access.

Additional benefits include electric heating, double glazing, low outgoings and the convenience of an allocated parking space. The property is also being sold with the benefit of no onward chain.





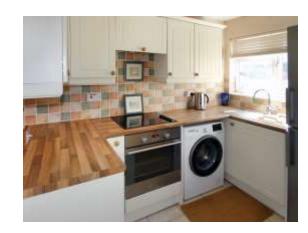


## 27 Beechlands Court, Montpelier Road, East Preston, West Sussex, BN16 1JZ

£169,950 (Leasehold)







Purpose built ground floor apartment benefitting from a private rear garden



Well positioned in the centre of the pretty village of East Preston within close proximity to local amenities including convenience store, cafés, restaurants, bars and public transport. The sea and greensward are approximately half a mile distant.

Rustington with its more comprehensive shopping parade is located approximately two miles distant. Angmering Station is just over a mile away with services along the south coast and a mainline link to London Victoria. Local bus services to neighbouring areas are also easily accessible.













Rustington Office 01903 770095 www.glyn-jones.com