



Total Approx. Floor Area 551 ft² ... 51.2 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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-monthly instalments).

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

Council Tax Band: A

Energy Efficiency Rating: D

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
01903 770095
rustington@glyn-jones.com

27 Beechlands Court, Montpelier Road, East Preston, West Sussex, BN16 1JZ £169,950 (Leasehold)

Glyn-Jones



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.



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West Sussex, BN16 1JZ
£169,950 (Leasehold)



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.



*Purpose built ground floor apartment
benefitting from a private rear garden*