



Total Approx. Floor Area 546 ft² ... 50.7 m² (Excluding Patio Garden)
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, currently, approximately 38-years remaining on the lease (99-years from 25/12/1964); however, an extension to the lease by 90-years is included in the sale, with the revised term (*tba*) commencing from completion.

Maintenance Fee: £300.00 per annum (including building insurance)

Ground Rent: £12.00 per annum

Energy Efficient Rating: D

Council Tax Band: A

You are advised to have the above information confirmed by your legal representative at your earliest opportunity.



Rustington Office
 01903 770095
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 carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**1 Beechlands Court, Montpelier Road,
 East Preston, West Sussex, BN16 1JZ
 £165,000 (Leasehold)**

Glyn-Jones



Offered for sale with the important benefits of NO ONWARD CHAIN and an EXTENDED LEASE* is this recently redecorated and recarpeted ground floor flat.

Notably, the property boasts a bright southerly aspect from both lounge and bedroom, the latter of which provides separate external access onto a large patio area. The accommodation is then completed with a separate kitchen, modern fitted shower room, and a generous entrance hall.

Additional attributes include; one allocated car parking space to the rear of the development; double glazing; a private entrance; and three built-in storage cupboards off the aforementioned hallway.

The situation of Beechlands Court enables easy access to the village centre and useful array of local shops, as well as being within close proximity to East Preston's picturesque seafront and greensward.

***We understand that the lease extension will provide an additional 90-years to the current term.**



At an Average rating of

4.9/5 ★★★★★



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Public transport links can also be found nearby, with the renowned 700-bus service operating along The Street, whilst Angmering mainline station, with its regular service to London Victoria, is found in approximately 1-mile.

East Preston is centrally situated on the West Sussex Coast, almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.

