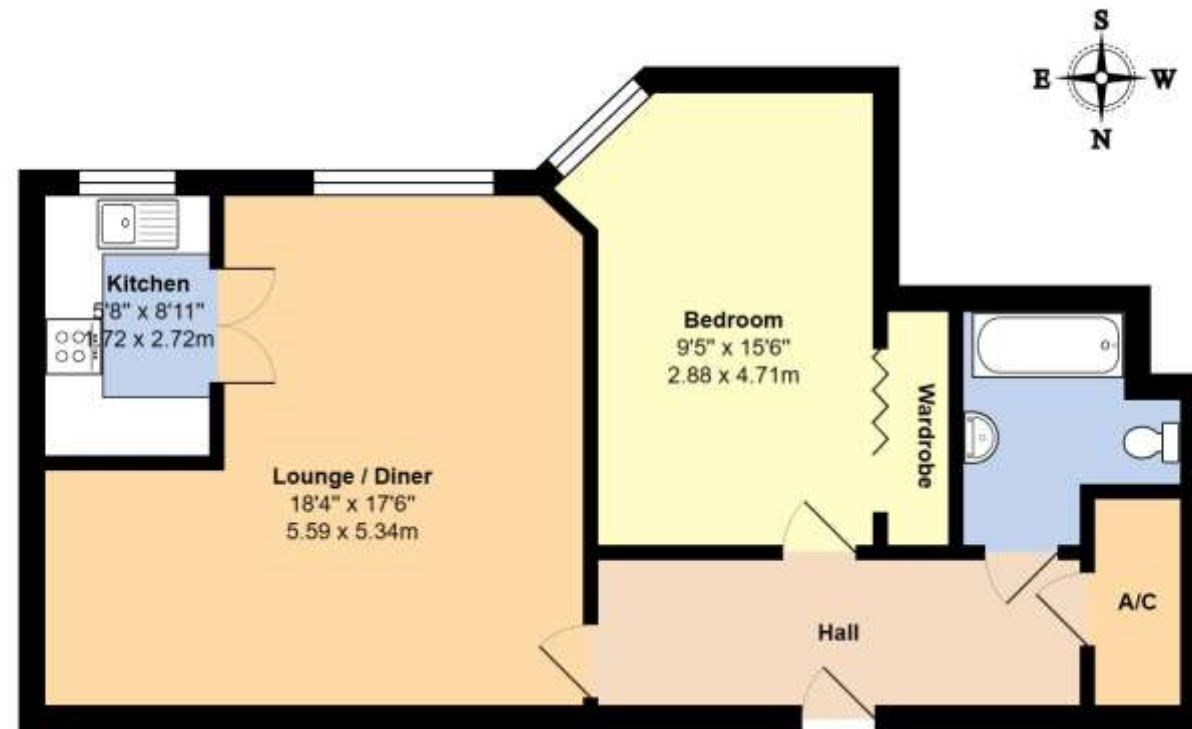


Milliers Court, Worthing Road, East Preston, West Sussex, BN16 1AR £120,000 - Leasehold

Glyn-Jones



Total Area: 670 ft² ... 62.2 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 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 2023

Tenure - Leasehold - The property has a 125 year lease starting from 01/05/2007 therefore there are 109 years remaining.
Ground Rent - £425.00 per annum
Maintenance: £1,715.62 per 6 months
Age Restriction - residents must be aged 60 or above although we understand that there is some leniency for a couple if one person meets the age restriction and the other person is 55+

Council Tax Band - B
Energy Efficiency Rating – B86



East Preston Office
01903 859440
eastpreston@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.



Larger Than Average Warden Assisted Apartment | Favoured Ground Floor | One Double Bedroom | Spacious South Facing Lounge / Diner | Fitted Kitchen With Built-In Appliances | Bathroom / W.C | Pleasant Outlook Overlooking Communal Gardens | Residents Parking | Communal Facilities Including Laundry Room & Residents Lounge | Close To Angmering Station | No Forward Chain

A well-presented warden assisted apartment (age restriction 60+) that provides larger than average accommodation situated on the favoured ground floor. The accommodation comprises of a large entrance hall with airing cupboard, one double bedroom overlooking communal gardens with built-in wardrobes, bathroom/w.c and a spacious south facing lounge / diner (also overlooking communal gardens) with kitchen that has built-in appliances including a cooker/hob, fridge and freezer.

Other benefits include a House Manager that works within the block as well as a 24-hour careline facility. The House Manager/careline can be contacted via pull-cords that are in most rooms. There are also communal gardens and a communal laundry room as well as residents off road parking.

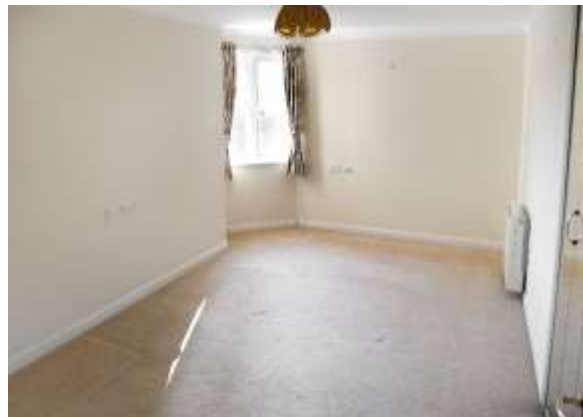
The property is in our opinion well-presented and has electric heating and double glazing. It will also be sold with no forward chain.



Rustington Office
01903 770095
www.glyn-jones.com

Milliers Court, Worthing Road, East Preston, West Sussex, BN16 1AR

£120,000 - Leasehold



Location – Milliers Court is located on the outskirts of East Preston Village and within a few hundred yard of Angmering mainline railway station. Opposite the block you will find a small parade of shops including a convenience store, dentist and hair salon. Sainsbury's supermarket is located within half a mile. The seafront and Greensward can be found within a mile and if you need more comprehensive shopping facilities Rustington village will provide this including the ever popular Waitrose Supermarket. There is also the 700 bus route directly outside the main entrance.

East Preston is a thriving coastal village set between the sea and the South Downs National Park. It has a good network of major trunk roads along with Angmering mainline railway station, offering good links to London Victoria.



At an Average rating of
4.9/5 ★★★★★



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