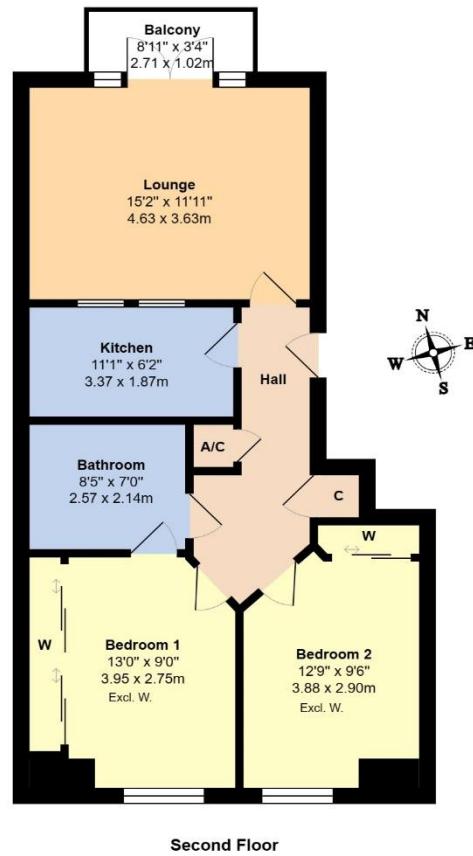




## Apt 6, Tamarisk, Manor Road, East Preston, West Sussex BN16 1FE £325,000 (Leasehold)



Second Floor

Total Area: 694 ft<sup>2</sup> ... 64.5 m<sup>2</sup> (Excluding Balcony)

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 Jim 2024

**Tenure Details:** Leasehold (we understand the property offers the remainder of a 999-year lease commencing from 1/1/2010).

**Maintenance/Service Charge (inc. Building**

**Insurance & Ground Rent): £2728.68**

**Council Tax Band: D**

**Energy Efficiency Rating: D**

NB: Whilst every effort is taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



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.



It is our pleasure to present this particularly well-appointed top floor apartment to the market, situated within the contemporary 'Tamarisk' development, close to shops and the seafront.

The bright and spacious accommodation on offer comprises; two double bedrooms, both with built-in storage, the larger of which boasts access into a 'Jack & Jill' style 4-piece bathroom; a lounge, with 'French' doors onto a wooden balcony; and a stylish fitted kitchen, which is complemented by an extensive range of integrated appliances.

Further benefits include; PVCu double glazing; loft storage space, accessible via a fitted ladder; passenger lift service; a security entry phone system; and an allocated car parking space within the private gated compound.

The enviable location of 'Tamarisk' enables easy access to local shops, businesses, and many other local amenities, including the village hall, Warren recreation ground, and the Angmering-on-sea lawn tennis club. Most notably, East Preston's picturesque beach front is located within less than 0.25 miles distance of the property.



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*...stylish fitted kitchen, which is complemented by an extensive range of integrated appliances.*



In addition, the mainline railway station at Angmering offers a regular service to London Victoria and is located within approximately 1.5 miles of the development, whilst the renowned 700 bus service can be picked up along nearby The Street.

East Preston is delightfully 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. Furthermore, popular Rustington, with its more comprehensive range of shops and amenities, is found within only 2.5 miles distance.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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