



11 Field House, Station Road, East Preston BN16 3RU  
**£95,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Purpose Built 1 Bedroom Retirement Flat**
- **15'5 Lounge**
- **Electric Heating**
- **Residents' Lounge & Parking**
- **No Chain Involved**
- **Site Manager**
- **24 Hour Pull Cord Care System**
- **Retirement Age**
- **EPC - 'D'**

An opportunity to purchase a well presented 1 bedroom retirement flat on the first floor with its main rooms enjoying a westerly aspect overlooking the well maintained communal development, gardens and car park.

To the rear of the flats there is a further communal garden, pond and seating area.

The flat is both close to a variety of shops at Station Parade and Angmering mainline railway station. Directly opposite is the doctors surgery. There is a bus stop outside the development offering access to Rustington with its' more comprehensive shops and also offers more extensive routes locally and further afield.

Upon entering the property there is an entrance hall with access to a store cupboard and an adjacent airing cupboard, a bathroom/WC and a bedroom with built-in wardrobe. The lounge is a good size with access to a well fitted kitchen.

To the first floor there is a residents lounge with an adjacent guest room available for overnight visitors to hire.

Field House is a residential retirement block comprising of both flats and bungalows, it is supported by a Site Manager Monday - Friday, however all properties are fitted with a pull cord system to notify the Site Manager or alternatively to a 24hour careline.

The flat is held on a 99 year lease from the 24-06-1988

Maintenance Charge for the year is £3,048.32

Ground Rent – N/A

Landlords consent required for any pets.

Managing Company is First Port Estates & Management.

Council Tax - Band 'C'

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



## First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



### ENTRANCE HALL

### LOUNGE

15' 5" x 10' 10" (4.7m x 3.3m)

### KITCHEN

8' 3" x 5' 7" (2.51m x 1.7m)

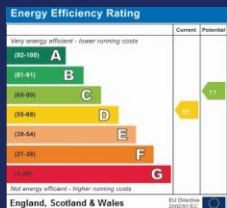
### BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m)

### BATHROOM

8' 2" x 5' 3" (2.49m x 1.6m)

Total area: approx. 39.9 sq. metres (429.8 sq. feet)



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