



51 Milliers Court, Worthing Road, East Preston BN16 1AR
£150,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **Excellent Decorative Order**
- **2 Bedrooms**
- **Shower Room/WC**
- **No Onward Chain**
- **Viewing Recommended**
- **Residents' Lounge & Laundry Room**
- **Council Tax Band 'C'**
- **EPC Rating 'B'**

A very well presented first floor retirement flat situated in the popular McCarthy & Stone Milliers Court development. The property is offered for sale in excellent decorative order and there is no chain involved with the sale. The property benefits from two double bedrooms, a 22'10 lounge as well as a shower room with an extra wide shower fitted for ease of use.

Milliers Court also enjoys communal gardens that are well tended, a residents' lounge area and laundry room and parking for residents and visitors to the front of the property as well as 24 hour alarm pull chords fitted throughout the development and a house manager. Internal viewing is strongly recommended to appreciate the condition and size of this particular property.

In brief the accommodation comprises: - entrance hall, lounge, modern kitchen, two bedrooms and shower room/WC.

Milliers Court is conveniently situated close to the Station Parade of local shops and Angmering mainline railway station. It is located on the corner of Worthing Road and Station Road.

Age Restriction - 60 years +
Lease - The flat is held on a 125-year lease from 15/10/2007
Maintenance Charge - £4,700 per annum
Ground Rent - £495 per annum
Managing Agents - First Port Retirement Property Services



Approx. 61.8 sq. metres (665.6 sq. feet)



ENTRANCE HALL

LOUNGE

22' 10" x 10' (6.96m x 3.05m)

KITCHEN

7' 7" x 7' (2.31m x 2.13m)
approx.

BEDROOM 1

13' 7" x 9' 2" (4.14m x 2.79m)
excluding depth of wardrobes

BEDROOM 2

14' x 9' 4" (4.27m x 2.84m)

SHOWER ROOM



Total area: approx. 61.8 sq. metres (665.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Best energy efficient - lower running costs	
A (89-100)	85
B (81-88)	87
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Bad energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc.co.uk	



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

