



17 Midholme, Sea Lane Close, East Preston – BN16 1ST

£345,000 Leasehold

Prime location set within beautiful communal grounds with views towards the Grade II listed Manor House • Sought-after Midholme retirement development in the heart of East Preston village • Separate kitchen, dining room and spacious lounge creating well-defined living areas • Ground floor two-bedroom apartment with generous room sizes and plenty of storage • Private south-facing patio accessed directly from the lounge • No onward chain • 24 hour Alarm System • Residents parking



“Midholme” is one of the area’s most sought-after retirement developments, thanks to its fantastic location in the heart of East Preston village and its beautifully maintained grounds. This particular property is a ground floor, two-bedroom apartment offering superb room sizes and a well-designed layout.

The accommodation includes a separate kitchen, dining room, spacious lounge, two double bedrooms, a main shower room and an en-suite bathroom. The generous lounge benefits from direct access onto a private south-facing patio, providing a lovely spot to sit and enjoy the peaceful surroundings. The dining room connects both the lounge and the kitchen, creating a natural flow through the living space while still maintaining clearly defined areas. The kitchen is well appointed, offering ample storage along with integrated appliances: oven, combi microwave and electric hob, as well as space for a freestanding fridge/freezer, dishwasher, washing machine and tumble dryer. From here there are attractive views towards the Manor House, the charming Grade II listed flint building that forms the historic centrepiece of Midholme. The principal bedroom is a generous double room with built-in wardrobes and its own en-suite bathroom with overhead shower. The second bedroom is also a good size, ideal as a guest room, study or hobby room. The main shower room is fitted with a corner shower suite.

The property is well presented throughout and offers a warm, homely feel, while the larger room sizes make it ideal for those downsizing from a larger home without wanting to compromise on space.





Dining Room

14' 5" x 9' 7" (4.39m x 2.91m)

Kitchen/Diner

10' 8" x 12' 6" (3.26m x 3.82m)

Lounge

20' 1" x 12' 5" (6.12m x 3.78m)

Bedroom 1

12' 7" x 13' 1" (3.84m x 3.98m)

En-suite

7' 6" x 6' 3" (2.28m x 1.90m)

Bedroom 2

10' 8" x 9' 1" (3.26m x 2.78m)

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

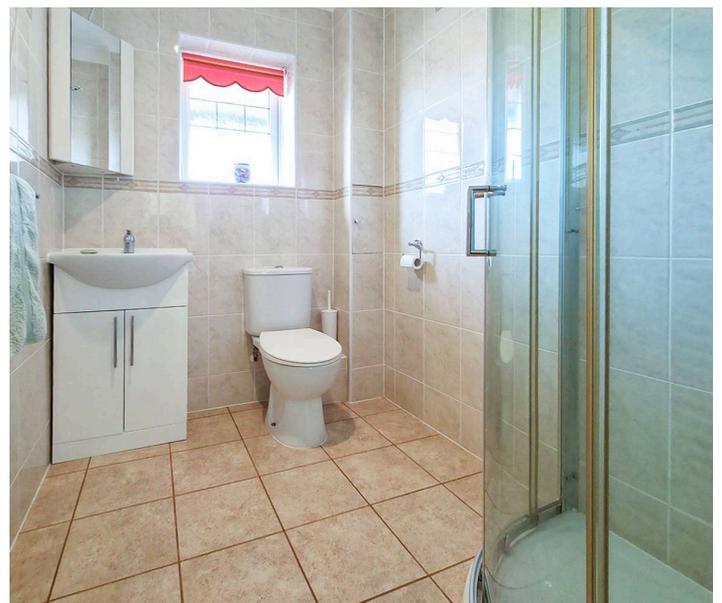
Service Charges - £4,200 PA

Ground Rent - £200 PA

Council Tax band: F

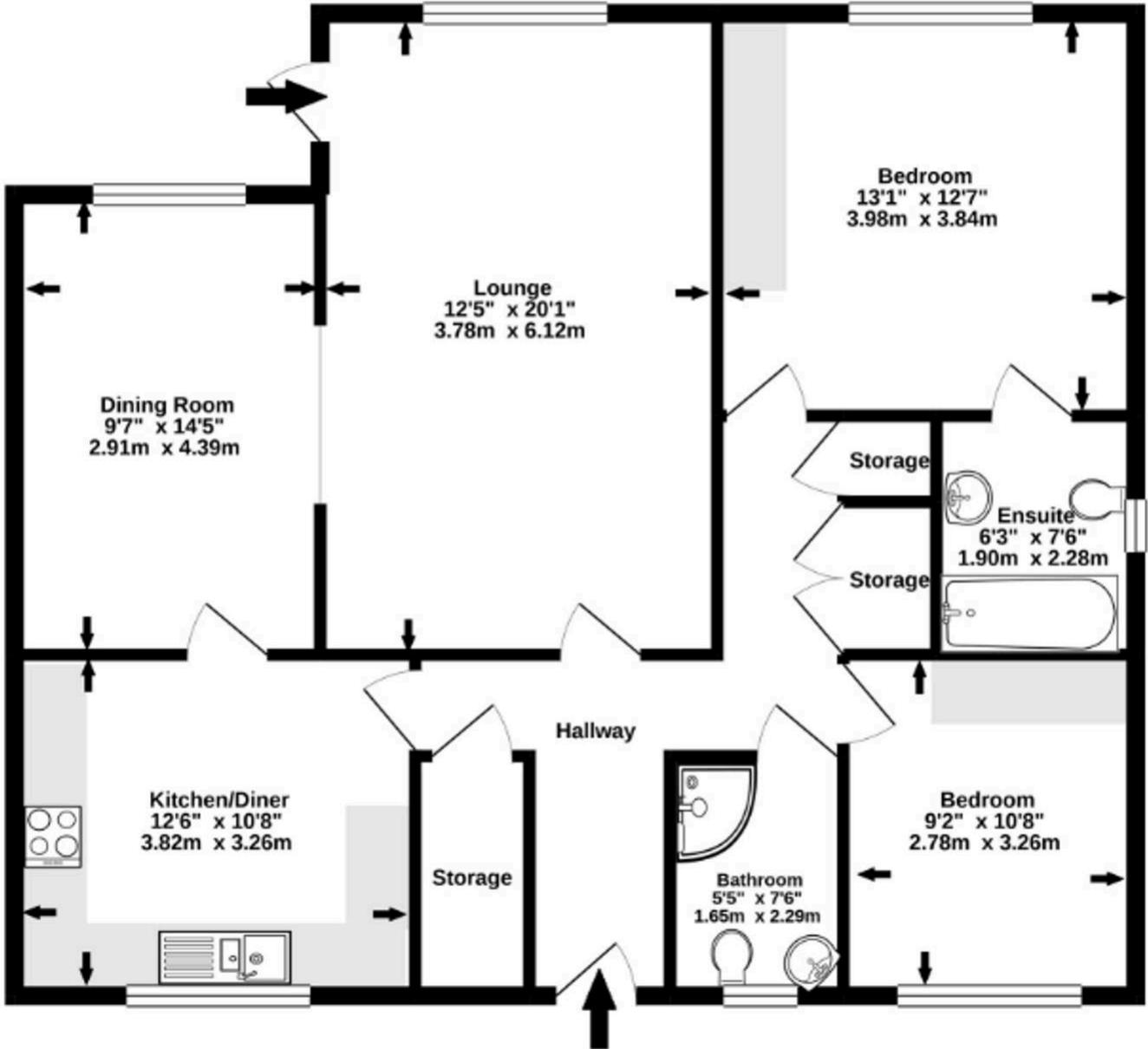
Tenure: Leasehold

EPC Energy Efficiency Rating: C





*Ground Floor
1023 sq.ft. (95.0 sq.m.) approx.*



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