



55 Milliers Court, Worthing Road, East Preston BN16 1AR
£135,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Flat**
- **1 Bedroom**
- **Delightful Views**
- **Passenger Lift**
- **No Onward Chain**
- **Residents Lounge**
- **In House Manager & Care Line**
- **Close to Local Shops & Station**
- **EPC Rating: - 'B'**

A purpose built first floor retirement flat built by McCarthy & Stone in approximately 2007. The development consists of 68 flats being a combination of 1 and 2 bedroom properties with a residents lounge, laundry room, guest room with en suite and communal gardens. In addition there is a resident manager and a 24 hour alarm pull cord system.

The flat has well proportioned rooms and the lounge, kitchen and bedroom all have a south aspect and pleasant outlook onto the communal well maintained gardens.

Features include electric heating, double glazing, no onward chain, 24 hour emergency pull cord system and in house manager. We would strongly recommend viewing both the development and flat to fully appreciate this opportunity.

Millers Court is situated on the corner of Station Road and Worthing Road, East Preston and there are local shops close by at Station Parade. Angmering mainline railway station is also close, along with bus services.

Council Tax - Band 'B' £1,359.59 (2018 - 2019)

Maintenance Charge £2,221 per annum

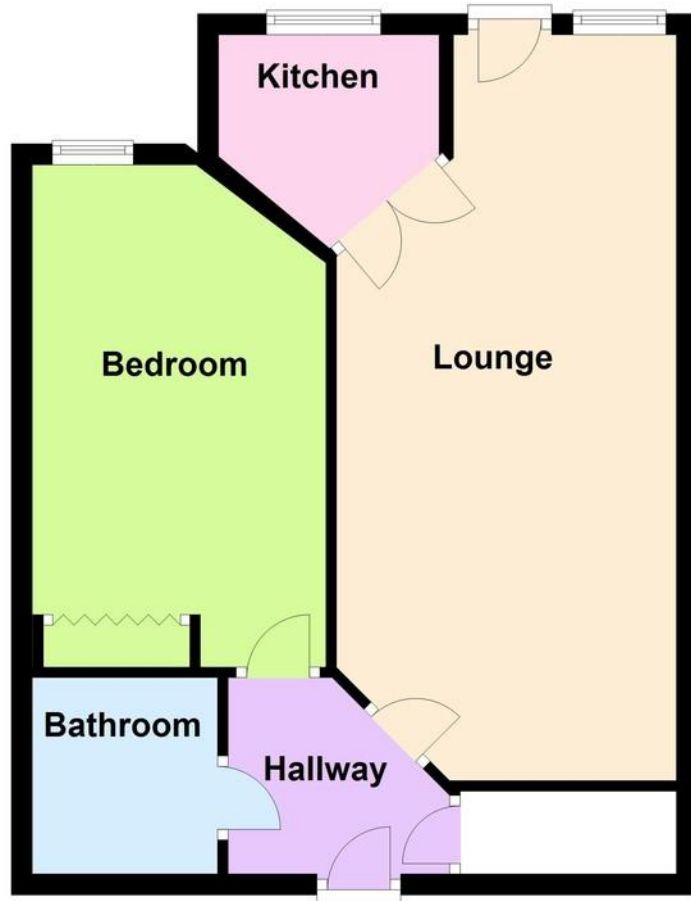
Ground Rent £425 per annum

Domestic Pets Allowed - subject to permission.



First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



SECURITY ENTRYPHONE SYSTEM

COMMUNAL HALL, STAIRS & LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

23' 4" x 10' 8" (7.11m x 3.25m)
Juliette Balcony

KITCHEN

BEDROOM

15' 9" x 9' 3" (4.8m x 2.82m)

BATHROOM/WC

MAINTAINED COMMUNAL GARDENS

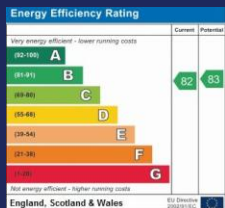
RESIDENTS LOUNGE

GUEST SUITE & LAUNDRY ROOM

RESIDENT PARKING

MOBILITY SCOOTER CHARGING AREA

Total area: approx. 46.9 sq. metres (505.2 sq. feet)



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