

11 Field House

Station Road, Littlehampton, West Sussex, BN16 3RU



PRICE: £89,995

Lease:

Property Description:

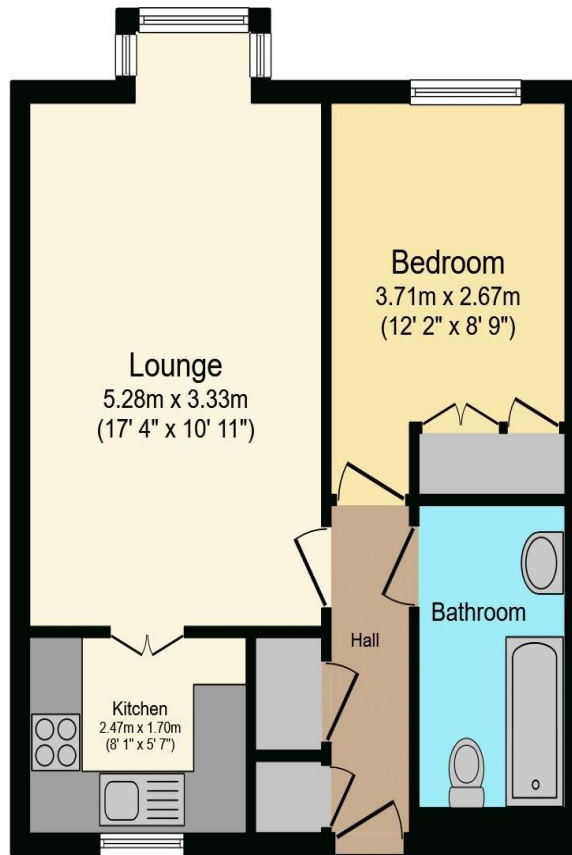
***CHAIN FREE* A WESTERLY FACING ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH CLOSE PROXIMITY TO EAST PRESTON AND RUSTINGTON**

Field House comprises 9 bungalows and 24 apartments arranged over 2 floors in 2 blocks. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. Field House is placed nearby Angmering mainline train station. The local shops are close by at Station Parade as well as the Medical Centre which is directly opposite the development. It is a condition of the lease that the purchaser should be of state pensionable age.

- No Onward Chain
- Bus services available to East Preston, Rustington and other areas
- Communal Lounge
- Communal grounds with fish pond and access into Langmeads Park
- House Manager
- 24 hour emergency Careline system
- Resident & visitors parking
- Lease Length: 99 years from 1989
- Guest Suite



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 44.1 m² (475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£Nil.

Ground Rent Period Review:

Nil.

Annual Service Charge:

£3,546.24

Council Tax Band:

C

Event Fees:

Nil. Transfer

Nil. Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.