

## Milliers Court, Worthing Road, East Preston

### Leasehold

Bright and airy first-floor home with views over landscaped communal gardens. • Excellent location just moments from Angmering train station, local bus routes, shops, and a doctor's surgery (150 metres away). • Age-exclusive living for occupants aged 60+ (or 55+ for a partner), offering a quiet and supportive community. • Peace of Mind Living – 24-hour emergency care-line and live-in house manager on site. • Great communal facilities with residents enjoy a lounge, laundry room, guest suite, and well-maintained gardens. • Offered chain-free – ready for immediate occupation.

*Cooper Adams*



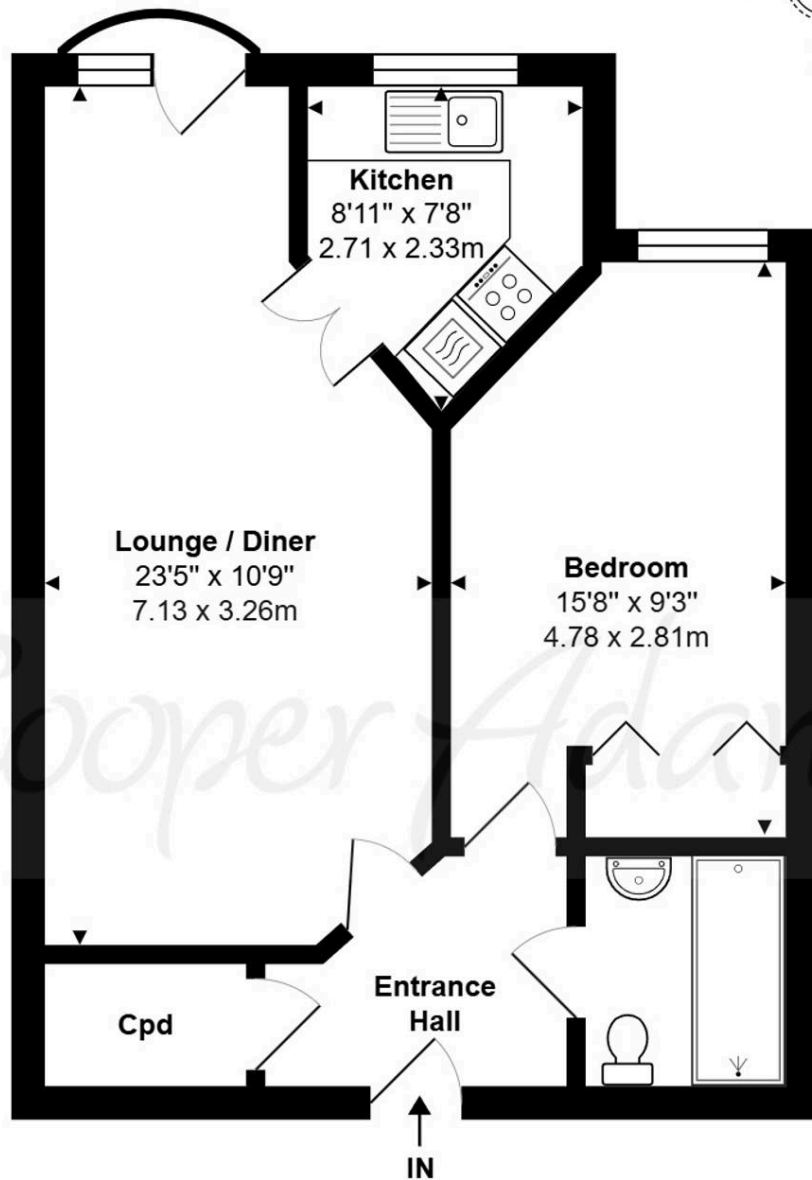
**Chain-Free & Ready to Move In!** Welcome to this beautifully maintained south-facing first-floor retirement apartment, perfectly positioned to enjoy tranquil views over the landscaped communal gardens. Light-filled and inviting, the generous lounge is a standout feature—ideal for relaxing or entertaining guests. The kitchen features a built-in fridge freezer, and oven and hob. The property also benefits from upgraded hot water cylinder enhancing energy efficiency. A lift is conveniently located close by, making access easy and effortless. The apartment also offers a fitted bathroom and a spacious double bedroom and a general well-appointed layout. Located in a sought-after retirement development, residents enjoy access to a 24-hour emergency care-line, a live-in house manager, communal lounge, laundry facilities, and a guest suite for visiting friends or family. Just minutes from Angmering train station, local shops, and bus stops, the convenience is exceptional—with a doctor's surgery only 150 metres away, peace of mind is part of everyday living. Age restriction applies: Occupants must be 60+ (or 55+ for a partner in a couple). This is low-maintenance, community-focused living at its best—offered chain-free and ready for its next chapter.



East Preston, a charming seaside village in West Sussex, is nestled just south of the South Downs National Park. It exudes a strong sense of community, often described as 'Living in the country by the sea.



*Cooper Adams*



**First Floor**

**Milliers Court, Worthing Road, East Preston, BN16 1AR**

**Total Area: 528 ft<sup>2</sup> ... 49.0 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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