



## Wentworth Court The Nookery, East Preston

Share of Freehold

Two bedroom first floor apartment • Private Angmering on Sea Estate • South-facing balcony • A few minutes stroll from beach and local shops, bars and eateries • Garage and allocated parking space • For more information please visit Cooper Adams website

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This bright and spacious two-bedroom apartment boasts a south-facing balcony, a large bathroom, and a contemporary, stylish kitchen. The expansive living and dining area flows seamlessly onto the balcony, offering plenty of space for relaxation. The property also includes private parking in front of a garage. Set within the prestigious Angmering-on-Sea private marine estate, it's just a short stroll from the beach and the picturesque village of East Preston, home to a variety of shops, restaurants, and wine bars. This remarkable property presents a unique opportunity for luxurious living in a secure, private setting at the heart of a lively coastal village.

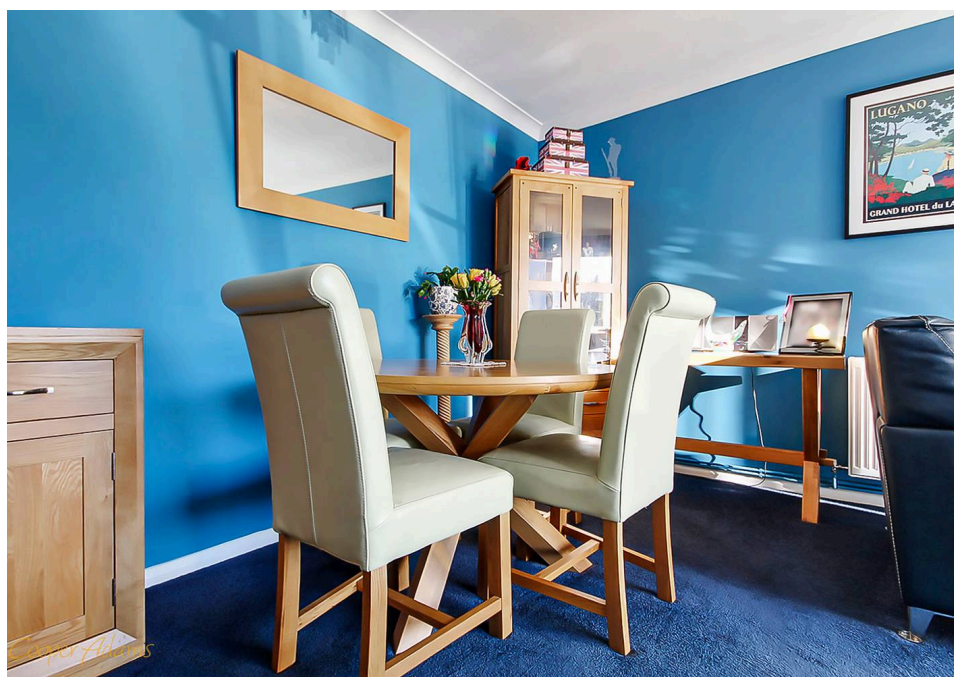
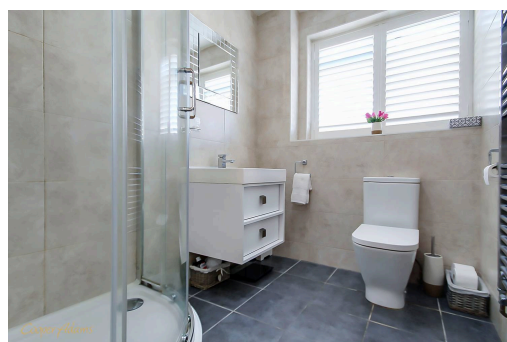
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

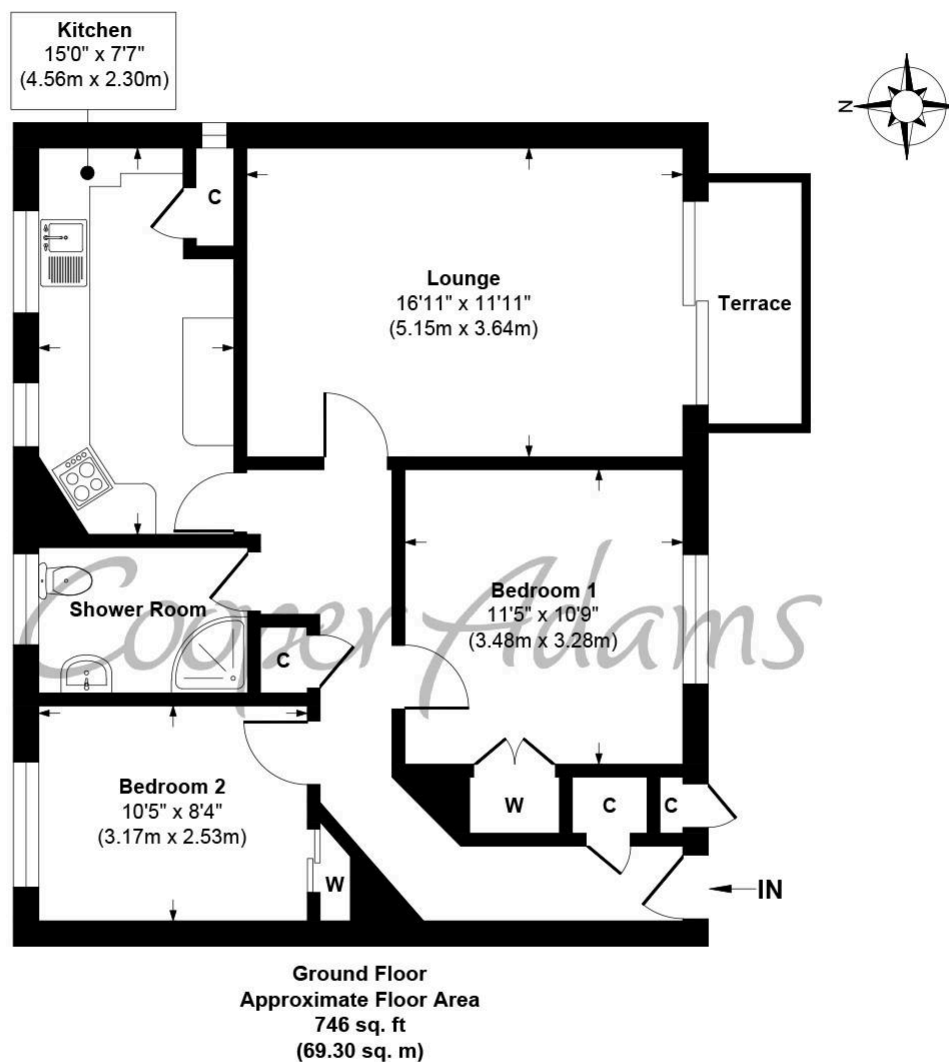
Council Tax band: C



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



**Wentworth Court, The Nookery, East Preston, West Sussex, BN16 1PU**  
**Approx. Gross Internal Floor Area 746 sq. ft / 69.30 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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