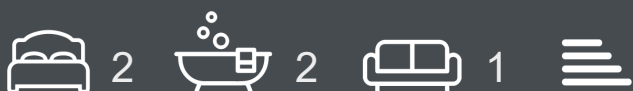




## Park View House, Worthing Road, East Preston, BN16 1FA

£1,400 PCM

Aspire Residential is delighted to bring to the market this high spec apartment in popular East Preston. Internally the property has been finished to a high spec and comprises of a lounge, kitchen, bathroom, ensuite and two bedrooms. Additional benefits include a private garden and an allocated parking space with communal EV charger. The property is ideally located as it is walking distance to local shops and Angmering train station. This apartment is available beginning of June and viewing is highly recommended.



Council Tax Band: B

- Open Day Saturday 2nd May AM
- Open Plan Kitchen, Lounge
- Rear Garden
- Unfurnished

- Two Bedroom Modern Maisonette
- EPC Rating B
- Allocated Parking with EV Charger
- Available Beginning of June



East Preston, a delightful coastal village near Littlehampton, effortlessly combines seaside appeal with a strong sense of community. Its scenic beachfront offers panoramic views of the English Channel, while its housing includes a mix of traditional cottages and contemporary homes. The village features independent shops, pubs and cafes, fostering a welcoming and friendly atmosphere. Proximity to both the South Downs National Park and the coast makes East Preston a popular choice for those seeking a well-balanced lifestyle in a beautiful setting.



### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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