



## Chestnut Court, Sea Road, East Preston

Leasehold

Cooper Adams is thrilled to have sold this property with a reservation agreement, providing security for both buyer and seller. • A highly sought-after ground-floor, one-bedroom retirement apartment in the village centre • 464 sq. ft / 43 sq. m (£344 per sq. foot) • Ideally situated near local shops and bus stop • Alarm assistance and pull cords • Lounge with doors onto patio area • Less than 100 yds from shops & 1/2 mile from the sea • For more information go to Cooper Adams website

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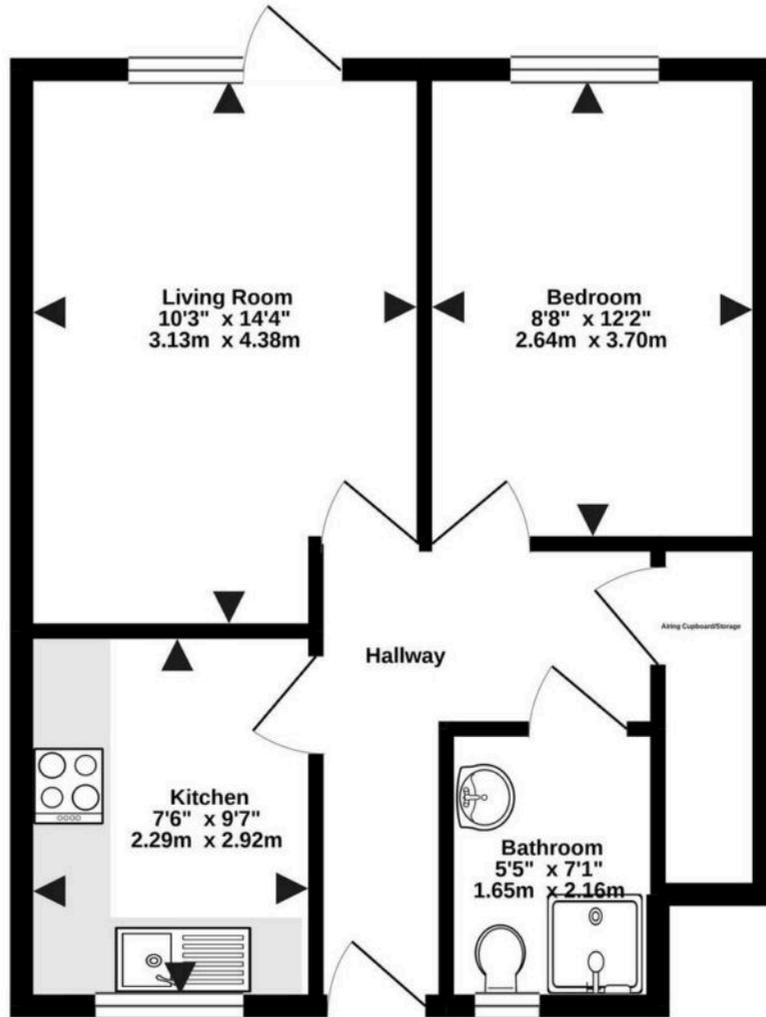
This recently refurbished ground floor retirement apartment presents an excellent opportunity for secure and convenient coastal living. Ideally positioned just moments from East Preston's shops, cafés and bus routes, and approximately half a mile from the seafront, it combines everyday practicality with a highly desirable village setting. The property benefits from its own private entrance and direct access to beautifully maintained communal gardens, creating a pleasant sense of independence while still enjoying the reassurance of a managed development. Features including alarm assistance and pull cords provide added peace of mind, making it well suited to those seeking comfortable, low-maintenance living with support readily available if required. Please note: Age restriction applies – male occupants must be 65+, female occupants must be 60+.



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.'



Ground Floor  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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