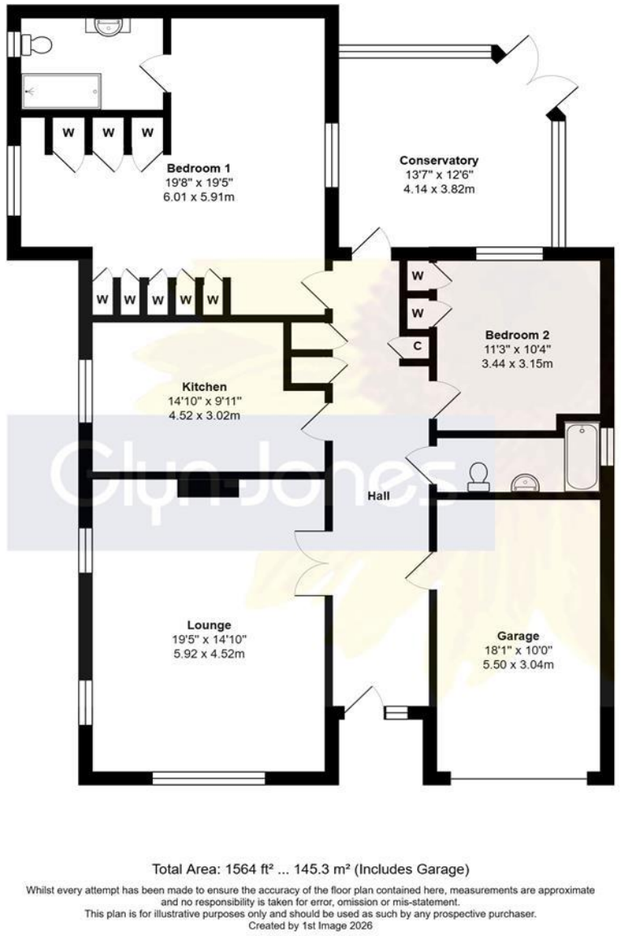
40 Midholme, Sea Lane Close,
East Preston, BN16 1ST
£450,000 (Leasehold)



Total Area: 1564 ft² ... 145.3 m² (Includes Garage)

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.
Created by 1st Image 2026



A rare opportunity has arisen with the marketing for sale of this substantial semi-detached bungalow, pleasantly situated within the Midholme retirement development.

Briefly described, the accommodation comprises; two double bedrooms, the larger of which benefits from an updated en suite shower room; generous dual aspect living room with feature fireplace; stylish refitted kitchen/breakfast room; conservatory; and an independent bathroom.

Outside, there is a private 'courtyard' style garden to the rear, with external access via a secure side gate, as well as beautifully maintained communal gardens.

Additional attributes include; gas central heating; 'leaded light' style double glazed windows; fitted shutter blinds; an integral garage with power; emergency pull cords; a boarded loft space with fitted ladder; and access to a resident's lounge and conservatory.

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey, nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

40 Midholme, Sea Lane Close, East Preston, BN16 1ST







Tenure: **Leasehold -** we are advised that there are approximately 86-years remaining on the lease (125-years from 29/09/1988).
Maintenance Fee: approx. £4430.00 per annum (2026)
Ground Rent: approx. £300.00 per annum
Energy Efficient Rating: D
Council Tax Band: G
AGENT'S NOTE (1): The sellers of this property are suited with an onward purchase.
AGENT'S NOTE (2): We understand that residents are required to be 55-years+ in age.
You are advised to have the above information verified by your legal representative at your earliest opportunity.

Midholme is delightfully situated within just a few hundred metres of East Preston's picturesque village centre, with its useful array of local shops, and within only approximately 0.5-miles distance from its charming seafront.

Public transport links can also be found nearby, with a bus route operating along The Street and Fairlands, whilst Angmering mainline station, with its regular service to London Victoria, can be found in only approximately 1-mile.

East Preston is centrally situated on the West Sussex Coast, almost midway between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the larger neighbouring towns of Bognor Regis and Worthing.







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