



Total Area: 1196 ft² ... 111.1 m²

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 Jtm 2022



Staggered Mid-Terrace House | Four Double Bedrooms | Located In The Heart Of East Preston Village | Spacious Lounge / Diner | Conservatory | Accommodation Over Three Floors | Garage Accessible From the Garden | West Facing Patio Garden | Ground Floor W.C | Gas Central Heating | Double Glazing

An attractive staggered-terrace house situated in the heart of East Preston village.

The accommodation comprises on the ground floor of an entrance hall with stairs to first floor, w.c, fitted kitchen with serving hatch to the lounge/diner, oven, hob, extractor and space/plumbing for washing machine, lounge / diner and conservatory.

On the first floor there are two double bedrooms (one of which has a large walk-in cupboard) and a bathroom/w.c. On the upper floor there is a small landing that provides access to two additional double bedrooms (making four bedrooms in total).

Externally to the rear is a west facing patio garden. To the end of the garden is an access door to the rear of the garage. The front of the garage is accessible via the neighbouring road, Fairlands, and has a metal up-and-over door.

Council Tax Band - D
Energy Efficiency Rating – D67

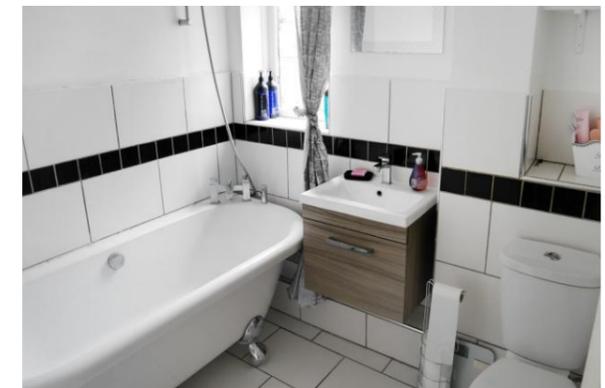
Sea Road, East Preston

Guide Price: £375,000 - Freehold



Situated within the heart of East Preston village with its range of local amenities and approximately half a mile from the seafront and greensward.

Angmering mainline railway station is just over a mile away, and provides a regular service to Gatwick Airport and London Victoria (90 minutes). The area benefits from a wide variety of recreational facilities including Angmering-on-sea tennis club, sailing at East Preston and Chichester, and established golf courses at Ham Manor and Littlehampton. A little further afield there is the historic town of Arundel with castle and cathedral, and horse and motor racing at nearby Goodwood.



*Situated in the heart of
East Preston village*