

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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.
Made with Metropix ©2020



Council Tax Band - D
Energy Efficiency Rating - C

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

East Preston Office
01903 859440
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

North Lane, East Preston
Guide Price: £575,000 - Freehold

Glyn-Jones



Substantial Extended Family Home | Four Double Bedrooms | Two Bathrooms | Two Reception Rooms | Large Kitchen / Breakfast Room | Separate Utility Room (Has Plumbing in Place To Be Converted To Ground Floor W.C) | West Facing Rear Garden | Ample Off Road Parking | Village Location | Close to all Local Facilities | Integral Garage / Workshop

A substantial four bedroom semi-detached house that provides flexible and versatile accommodation on both floors.

On the ground floor is a bright and spacious family kitchen / breakfast room with direct access to the garden, the room has two sky lights on the extension which help to bring more light into this west facing room, there is also a separate utility room that has the plumbing in place and could potential be adapted to a ground floor w.c. The living room which once again is a fantastic size has space for a large table and chairs should you so wish, and once again the room has skylight windows which bring more light in as well as direct access out to the west facing garden. A further reception room can be found on the ground floor overlooking the front of the property with a bay window (this could be adapted to a fifth bedroom if required). In addition there is a main entrance hall with stairs to first floor and a study area close to the bottom of the stairs.

On the upper floor there is a large landing that provides access to four double bedrooms. The master bedroom is of a good size with built-in furniture and an en suite bathroom. In addition there is a family shower room.

To the front the property offers ample off road parking for several vehicles and access to a small integral garage/workshop. There is a side access gate and path leading round to the west facing rear garden which is of a good size. The garden is mainly laid to lawn with a variety of mature shrubs and bushes and a patio area ideal for those family BBQ's and entertaining.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

North Lane, East Preston

Guide Price: £575,000 - Freehold



The property is pleasantly located close to East Preston village, approximately one mile from the seafront and centrally situated on the West Sussex Coast, almost midway between the cathedral city of Chichester and Brighton.

The A259 provides good links to the neighbouring towns of Littlehampton, Bognor Regis and Worthing. Angmering mainline railway station provides a regular service to Gatwick Airport and London Victoria (approx 90 minutes).



Bright and spacious family kitchen / breakfast room with direct access to the garden

