

Montpelier Road, East Preston

BN16 1JY

Guide Price: £600,000



Total Area: 1081 ft² ... 100.4 m² (Excludes Garage & Office/Garden Room)
 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 Jim 2022

Council Tax Band - D
 Energy Efficiency Rating TBC.

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.



East Preston Office
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Detached Bungalow | Two/Three Bedrooms | Complete Renovation | Recent Extension | Luxury Bath & Shower Room | Modern Re-Fitted Kitchen | Garden Room/Office | Window Shutters | Large Garden with Hot Tub | Double Glazing & Gas Central Heating | Recent Boiler | Viewing Recommended

A rare opportunity to purchase this immaculate detached bungalow that has been meticulously renovated to a high standard throughout. Benefitting from a recent extension to the rear elevation this property now boast flexible living accommodation with the potential of having your living room at the front of the property or overlooking the rear garden.

The kitchen with its Central Island, white units and contrasting worktops fit perfectly with the modern theme of the bungalow and the bath and shower room with underfloor heating really has the wow factor. Other benefits include a mixture of 'Karndene' and parquet flooring to the rear of the property, whilst the living room and bedrooms enjoys luxury carpets. At the end of its well-stocked private garden there is a office / garden room which has power and internet connection as well as a hot tub.

Note: Under the Estate Agents Act 1979 we must disclose that the seller of this property is related to a member of staff of Glyn-Jones Estate Agents.

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Location

Very well positioned in the centre of the pretty village of East Preston and very convenient for all the local amenities including post office, library, chemist, hairdressers, coffee shops, restaurants bars and public transport. The sea and greensward are approximately half a mile distant.

Rustington with its more comprehensive shopping parade is located approximately two miles distant. Angmering Station is just over a mile away with services along the south coast and a mainline link to London Victoria in 1 hour and 35 minutes. There are very good road links along the coast and to the north and the main 700 Coastline bus service runs frequently through East Preston and Rustington.



*Stunning Detached Bungalow
with Home Office*

