

Total Area: 951 ft² ... 88.4 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

Council Tax Band - C
Energy Efficiency Rating – D65

Glyn-Jones

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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Warren Crescent, East Preston

£415,000 - Freehold

Glyn-Jones



Extended Semi-Detached Bungalow | Refurbished To A High Standard | Two Double Bedrooms | 18'4 x 16'8 Lounge / Diner With Woodburner | Kitchen / Breakfast Room | Re-Fitted Shower Room / W.C | Larger Than Average Rear Garden | Gas Central Heating | Double Glazing | Block Paved Driveway | Vendors Suited And In A Complete Chain

An extended semi-detached bungalow that has been significantly improved throughout by the current vendors and is in our opinion presented in immaculate condition.

Upon entering the property in the hallway is a fully tiled flooring with access to all rooms via restored vintage doors, two double bedrooms at the front with bay windows and feature panelled walls, an extended 18'4 x 16'8 lounge/diner with feature woodburner, newly fitted shaker style kitchen/breakfast with fully tiled flooring (continuation of the hallway) oven, hob, extractor as well as other appliance spaces and a re-fitted shower room/w.c.

Externally to the rear is a good-sized garden that is not overlooked, the garden is mainly laid to lawn with a shingled area adjacent to the lounge and sun room. There is a footpath that leads to the far end of the garden where a greenhouse/shed is found. To the front is a block-paved driveway which covers the whole of the front and side and could provide off road parking for several vehicles. To the side is a gate which accesses the rear garden.

The vendors have found a property to purchase and are in a complete chain.

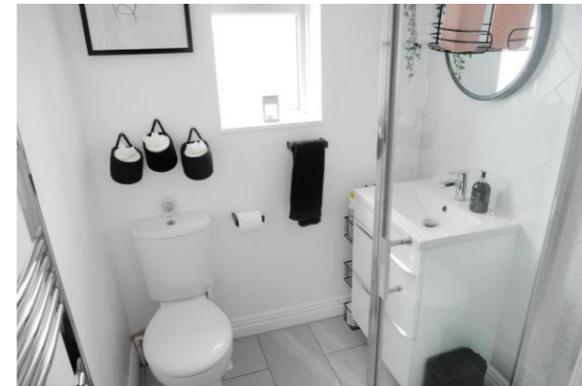
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Located in East Preston close to major trunk roads to Worthing, Brighton and Chichester. East Preston is situated at the foot of the South Downs between the villages of Rustington to the west and Ferring to the east. The property benefits from easy access to essential local amenities.

More comprehensive amenities can be found in the town of Worthing and the cities of Brighton and Chichester, served perfectly by the areas excellent communication links. There are comprehensive local leisure facilities including lawn tennis club, the excitement of motor racing and horse racing at Goodwood, as well as stunning country walks over the South Downs National Park.



Presented in immaculate condition