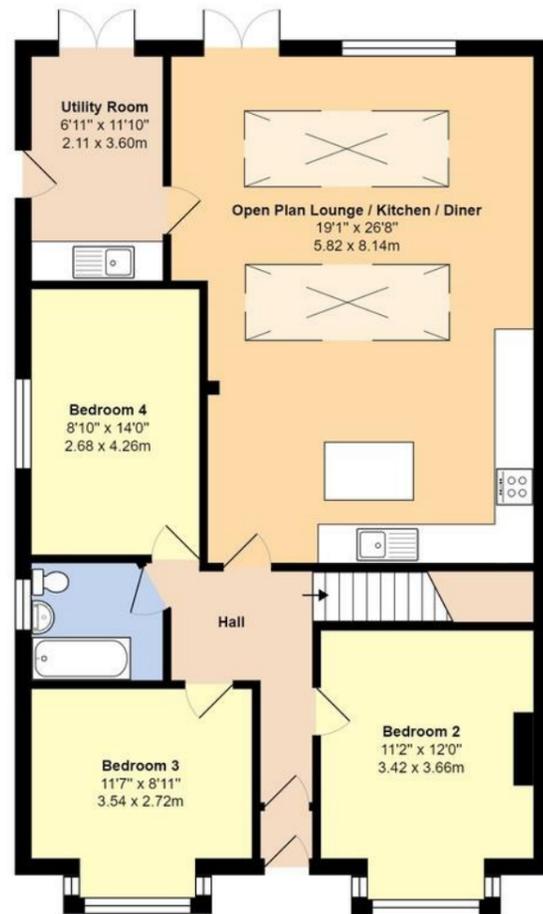


Warren Crescent, East Preston

Guide Price: £425,000



Ground Floor



First Floor

Total Area: 1497 ft² ... 139.0 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 - E

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.



Extended Semi-Detached Chalet Bungalow | Four Double Bedrooms | Spacious Accommodation (139 sq. metres) | 27'2 Open-Plan Lounge / Kitchen / Diner | Master Bedroom With En-Suite | Utility Room | Ground Floor Bathroom | Scope For Improvement | Driveway | Garage | No Forward Chain

A spacious semi-detached chalet / bungalow with total accommodation of approximately 139 sq. metres.

The property has four double bedrooms (three on the ground floor and one on the first floor), an open-plan 27'2 lounge / kitchen / dining room, ground floor bathroom/w.c, utility room, hallway with stairs to first floor and a re-fitted shower room/w.c off of the master bedroom upstairs.

Externally to the rear is a lawn garden and large patio area. To the front and side is a driveway that leads up to a large garage with attached store room to the rear.

The property benefits from gas central heating, double glazing and provides some scope for improvement for a prospective buyer. It will also be sold with no forward 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.



 No forward chain 