

Warren Crescent, East Preston

Guide Price: £475,000

Glyn-Jones



Total Area: 1653 ft² ... 153.6 m² (Includes Outbuilding)

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 Jlm 2023



Significantly Improved And Extended Semi-Detached Chalet | Three / Four Double Bedrooms | Superb 25'9 Kitchen / Diner (Installed In 2022) | Fourth Bedroom / Additional Reception Room | Spacious Living Room | Two Bathrooms | Log Cabin / Games Room | Gas Central Heating | Double Glazing | Driveway | Electric Car Charging Port

A semi-detached chalet / bungalow that has been vastly improved and extended by the current vendors. The property provides flexible accommodation including three / four double bedrooms and spacious living areas.

On the ground floor there is a large entrance hall with stairs to upper floor, one double bedroom with en-suite shower room/w.c, additional bathroom/w.c, spacious south facing living room (measuring 23'6 in length), a recently refurbished kitchen / diner (measuring 25'9 in length) with direct access to the garden, built-in fridge/freezer, double oven, hob, integral dishwasher and space/plumbing for a washing machine and tumble dryer. The kitchen has a breakfast bar as well as space for a table. There are double doors that lead on from the room to an additional reception room that could also be used as a fourth bedroom / hobbies room. On the upper floor there is a landing that provides access to two further double bedrooms (making up to four in total).

Externally to the rear is a fence enclosed garden with large decked area to one side and the rear with a shrub border surrounding the other side and lawn in the centre. There is a large log cabin / games room to the rear of the garden which has power, light and wifi as well as two sheds either side. To the side of the property there is an area of hard standing that is enclosed with double doors. This space could be used to house a motor home or used as additional off road parking. To the front of the property is a low maintenance garden and driveway. The vendors have also had an electric car charging point installed on the front wall.

Council Tax Band - D
Energy Efficiency Rating – D68

Glyn-Jones

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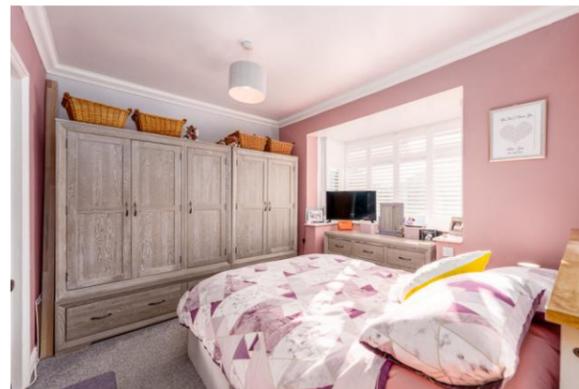
NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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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.



Vastly improved and extended