Cooper Adams
AS GOOD AS OUR WORD

EAST PRESTON, WEST SUSSEX

Village Living

IMMACULATE FOUR BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC

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Can you afford to miss this fabulous opportunity to acquire this immaculately presented four bedroom home? Offering versatile accommodation that would suit a growing family or a retiring couple looking for peace and quiet in a small but engaging village. The property is situated in a cul-de-sac and boasts a wonderful south facing garden, ideal for summer BBQ's or just quietly relaxing with a good book.
EER D66

PROPERTY SUMMARY

A four bedroom detached house
Versatile accommodation
Two reception rooms
Super conservatory
Quiet cul-de-sac
Garage
Large gravelled driveway
Local shops only 500 yrds away

The location

The pretty seaside village of East Preston in West Sussex is brimming with charm and character. Just south of the South Downs National Park, East Preston has a delightful sense of community and has been described as 'Living in the country by the sea'. There is a fabulous June Village Festival held every year. East Preston village is ideally placed for all amenities with a good range of shops as well as a post office, library, tennis club, bowls, bars, restaurants, churches, dentists, doctor's surgery, vets and village schools. Sailing, golf and health clubs are also close to hand, so you'll certainly be able to make the most of your leisure time here. When you're in search of a peaceful retreat from life's stressful moments, East Preston's pebble-covered shoreline, unblemished by typical beach attractions, is just a few minutes away. Indeed, winter walks and summer strolls along the water's edge help make life on the Sussex coast so special.

Internal accommodation

From the light and airy hallway you will discover the cloakroom, living room, dining room/bedroom 4, study, kitchen and conservatory. Upstairs are three double bedrooms, the family bathroom and two storage cupboards. There is access to the boarded attic via a ladder.

Outside

There is a large gravel drive way to the front of the property which will accommodate 5 cars. The single garage is situated to the side of the property. To the rear of the property is a large south facing garden approx 75ft x 50ft. For the green fingered there is also a greenhouse.

Transport

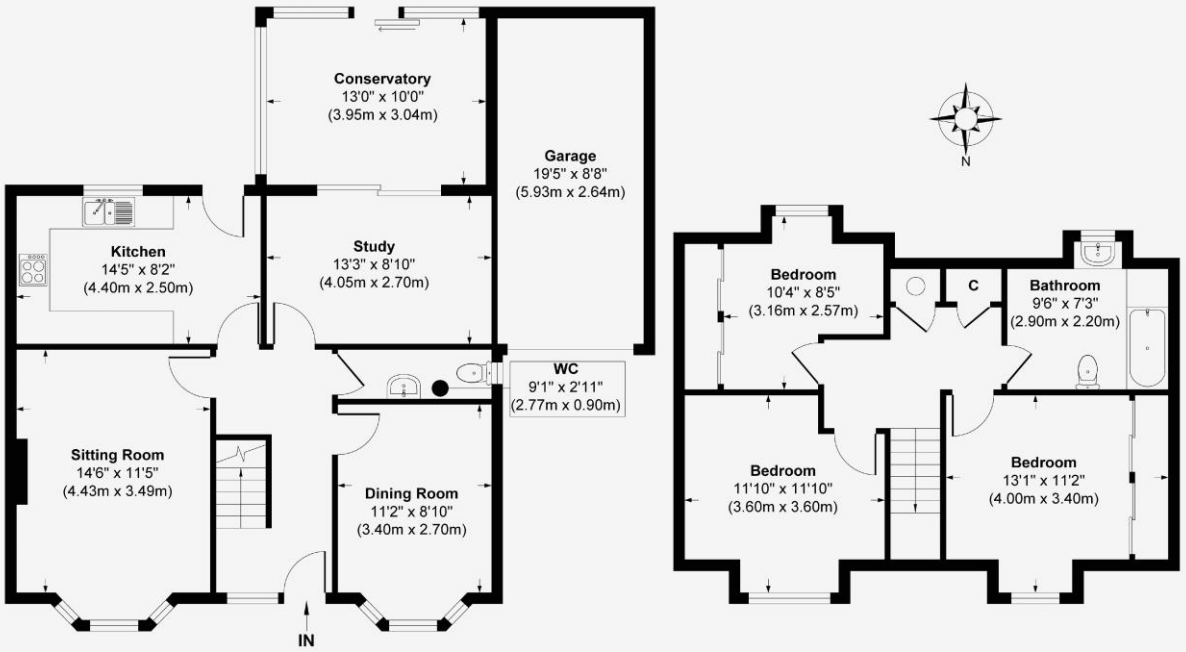
Transport is convenient with the local Angmering mainline station just three quaters of a mile away serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick airport is about 40 miles away from East Preston. The Brighton to Portsmouth Coastliner 700 bus also runs through East Preston.

Further information

Arun District Council, Arun Civic Centre, Maltravers Rd, Littlehampton, W. Sussex BN17 5LF.

Council Tax Band: E. Charges for 2019/20 are £2261.33
Tenure: Freehold.

Meadow Park, East Preston



Ground Floor
Approximate Floor Area
998 sq. ft
(92.75 sq. m)

First Floor
Approximate Floor Area
544 sq. ft
(50.60 sq. m)

Approx. Gross Internal Floor Area 1542 sq. ft / 143.35 sq. m

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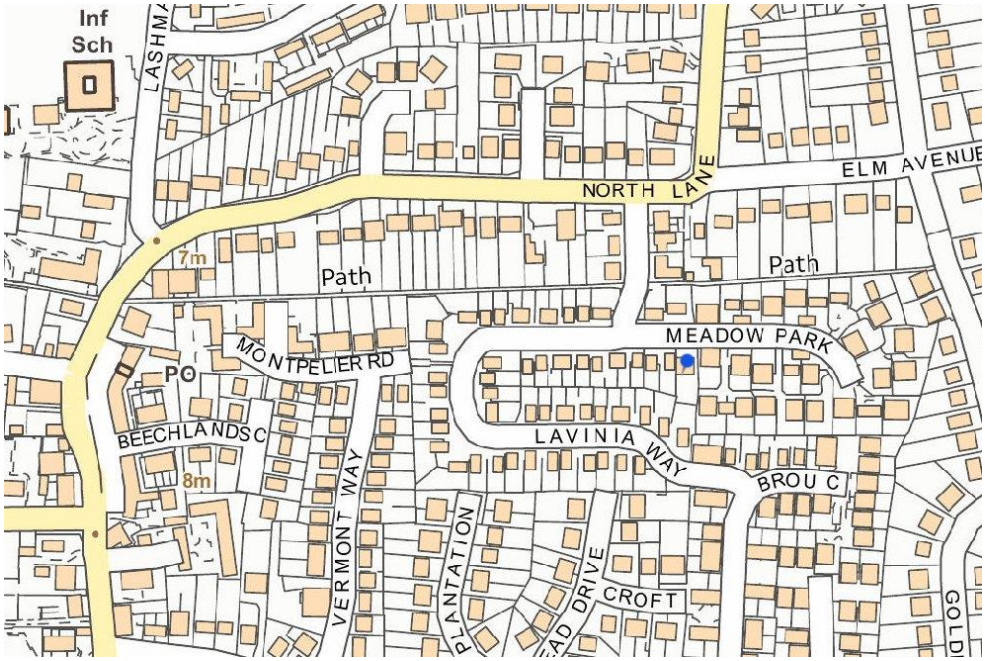

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TO VIEW THIS PROPERTY
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