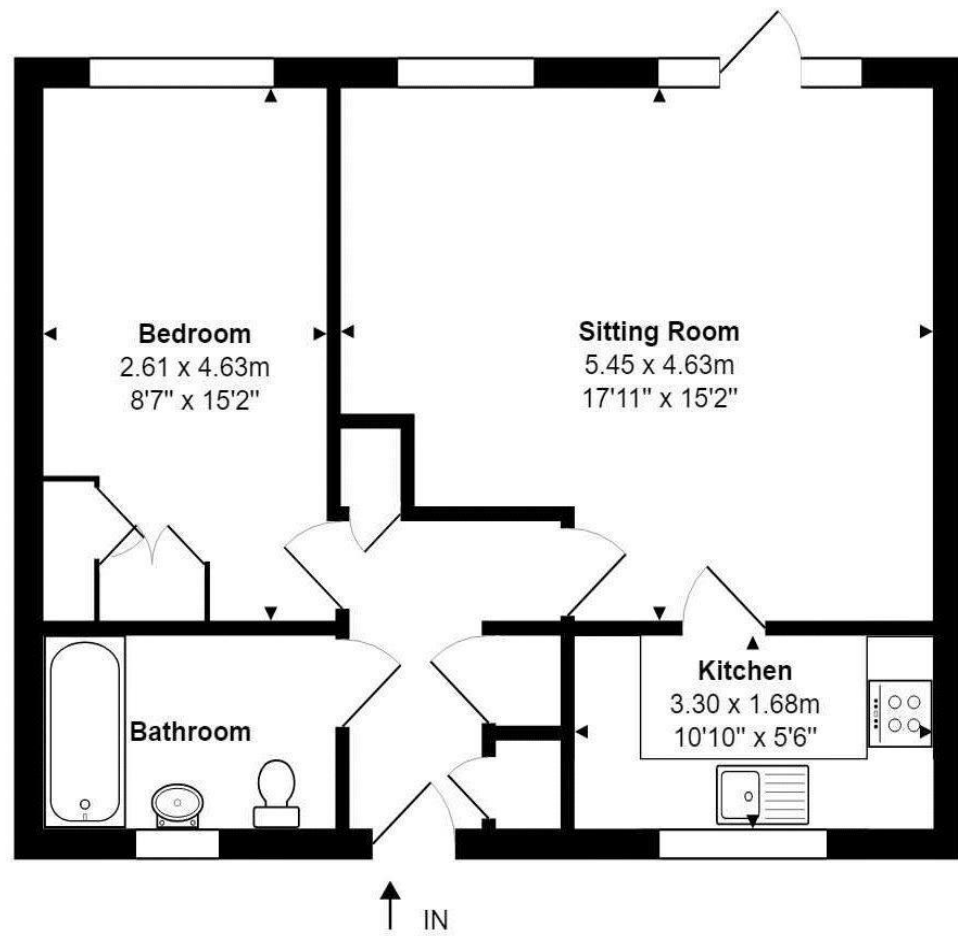


27 FIELD HOUSE STATION ROAD, EAST PRESTON, WEST SUSSEX, BN16 3RU



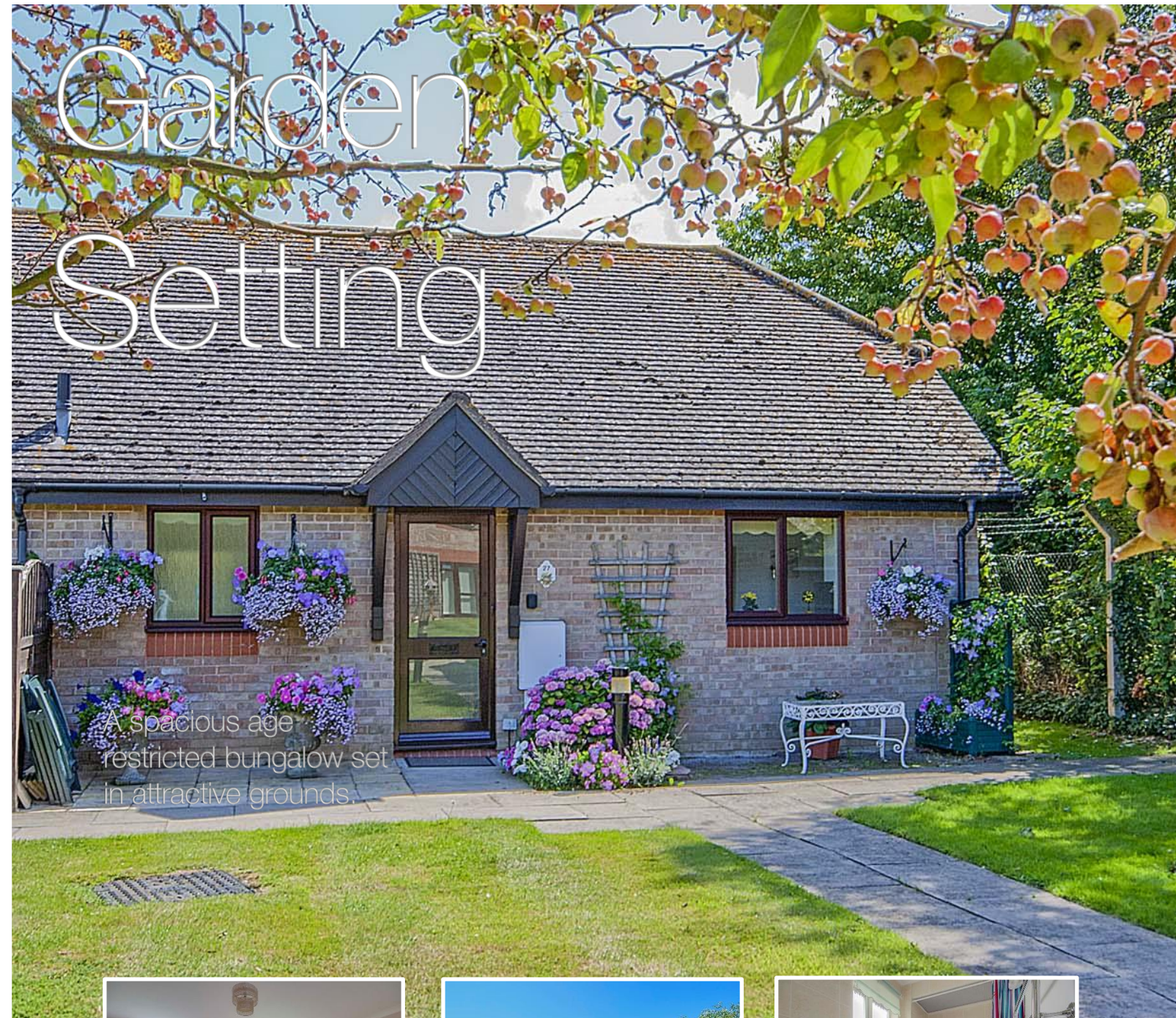
Total Area: 52.8 m² ... 568 ft²



This property was brought to market by Emma Chapman



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A spacious age restricted bungalow set in attractive grounds.



Spacious and light



You'll be amazed by the view from the rear of this freehold age restricted bungalow. Offering a spacious lounge/dining room with a double glazed door opening onto a private patio area and garden overlooking parkland, the property is situated on the highly sought after and peaceful Field House development with local shops, doctors' surgery, buses and train station right on your doorstep. EER D67

PROPERTY SUMMARY

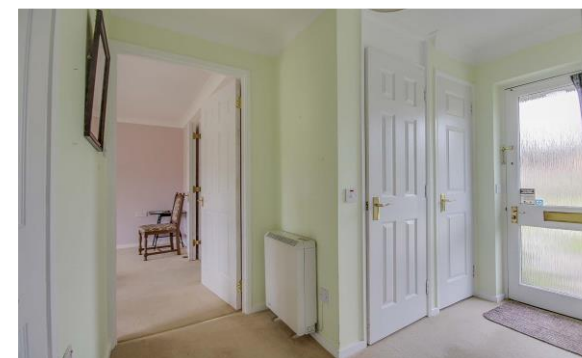
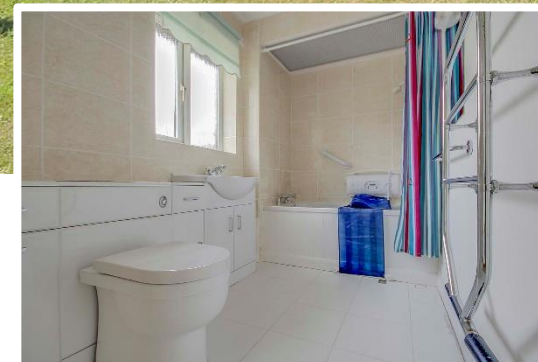
A spacious one bedroom semi detached age restricted bungalow
Ability to turn back into two bedrooms
Set in well maintained, peaceful landscaped grounds
Attractive lounge/dining room opening to patio & garden
Lovely views overlooking fields
Freehold property
Very close to all amenities
52.8 m2/568 ft2 living area

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

A well presented one bedroom retirement bungalow set in attractive communal grounds. Enter through the front door into the substantial hallway which leads into the bathroom with white suite with shower over bath, spacious



lounge/dining area with a double glazed door opening onto a patio area overlooking fields, double bedroom with built in cupboards. The bungalow was originally two bedroom and could be easily converted back if required. There are 24hr assistance intercom and alarm cords within the bungalow.

Outside

The bungalow is set in most attractive communal grounds, The rear of the bungalow has a good sized patio with further communal grounds with an area of approximately 32ft x 32ft directly at the rear. There is communal parking to the front of the development for one car. You also have use of the main building where there is a communal lounge and guest bedroom suite.

Further Information

Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF Tax Band: D £1829 per year. The tenure is freehold. Maintenance approx £2750 per annum (includes resident manager, emergency alarm call System, building insurance, window cleaning, admin fees & reserve fund. Common parts - gardens, cleaning, windows, water, electricity, maintenance, fire equipment, estate management & repairs.)

Transport

Transport is convenient with the local Angmering mainline station under half 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 conveniently through the village.