



5 Matrons Cottages, The Martlets, Sea Road, East Preston,
Asking price £325,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Brand New Cottage**
- **Two Bedrooms**
- **Village Centre Location**
- **Gas Central Heating**

- **UPVC Double Glazing**
- **Fitted Kitchen with Appliances**
- **Spacious Open Plan Lounge/Kitchen**
- **Wood Burning Stove**

- **Exclusive Development**
- **Viewing Recommended**
- **West Rear Garden**
- **Private Parking Space**

NEW DEVELOPMENT LAUNCH - OPEN DAY SATURDAY 8TH APRIL BETWEEN 10AM AND 2PM

Matrons Cottages are 5 brand new, individual, traditionally constructed cottages set in a wonderfully convenient, central location in the heart of the coastal village of East Preston with excellent day to day local amenities including shops, restaurants, library, churches, schools and the development is only a few hundred yards from the foreshore.

Features include gas fired central heating with underfloor heating to the ground floor, UPVC windows, doors, gutters and fascias, fitted kitchens with oven, hob, cooker hood, dishwasher and fridge/freezer; wood burning stoves to 1,2,3 and 5, lawned gardens and tarmac driveway into the development and block paved parking bay for each property.

We have comprised the particulars for each property with some photographs that are specific to each cottage and some are of number 2 which are to be used for general guidance.

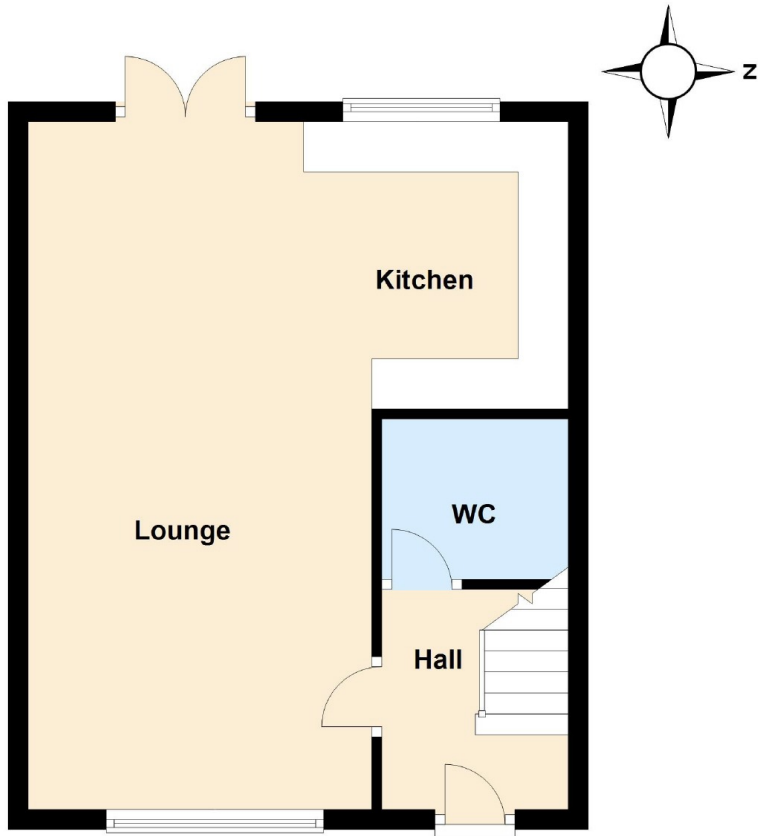
This is a very rare opportunity to acquire a new build property in the centre of East Preston and we would therefore recommend early interest to avoid disappointment.

Matrons Cottages are situated just off Sea Road on the corner of Fairlands, opposite the small parade of shops.

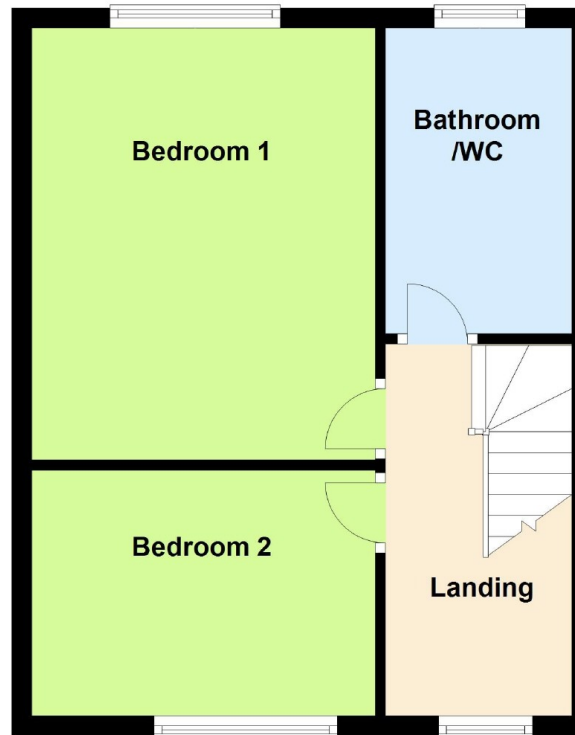
Viewing strictly between 10am and 2pm on Saturday 8th April 2017 or by appointment thereafter.



Ground Floor



First Floor



Entrance Hall

Ground Floor Cloakroom

Open Plan Lounge/Kitchen

Lounge Area

22'6 x 11'3 (6.86m x 3.43m)

Kitchen Area

9'5 x 6'2 (2.87m x 1.88m)

Bedroom 1

14' x 11'2 (4.27m x 3.40m)

Bedroom 2

11'2 x 8' (3.40m x 2.44m)

Bathroom/WC

Outside

Allocated Parking Space

West Rear Garden

25' x 22' (7.62m x 6.71m)

