



Glenian, The Street, East Preston BN16 1HT
£875,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Chalet Property**
- **Versatile Accommodation**
- **4/5 Bedrooms - 3 En Suites**
- **Conservatory**
- **Viewing Strongly Recommended**
- **Extensive Off Road Parking & Garage**
- **Large 85' x 55' Rear Garden**
- **Council Tax Band 'E'**
- **EPC Rating ' D'**

An absolutely stunning spacious detached chalet style property that offers very versatile accommodation on two floors and would suit someone who lives with other family members or has a dependent relative.

The property has been extended and modernised by the present owners and we would strongly recommend internal viewing to be able to fully appreciate this lovely property.

Features include gas central heating and double glazing, two first floor bedrooms with their own walk in wardrobes and en suite shower room/WC; a ground floor bedroom with en suite shower room/WC and an additional ground floor shower room and separate WC.

Outside the large drive provides off road parking for many vehicles and there is plenty of room for a caravan/motor home or boat etc., and there is also a long car port and a garage.

The rear garden is a particular feature being 85' x 55' with a patio and pond area that extends to a large lawn with another 'decked' seating area.

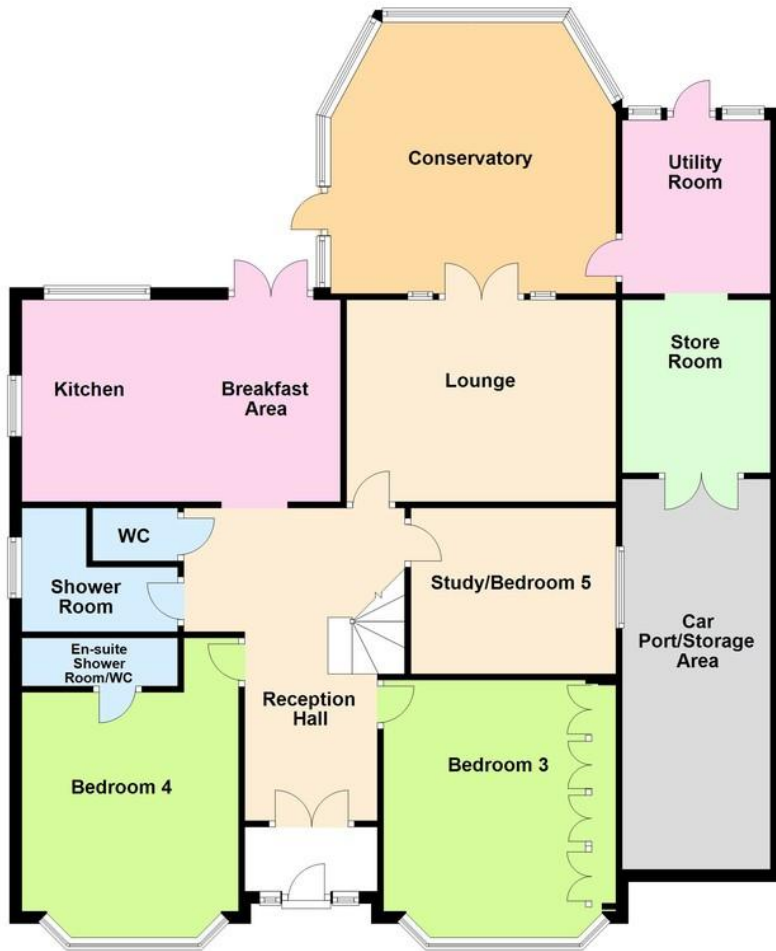
Glenian is set well back from The Street which runs between the Worthing Road and Sea Road.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

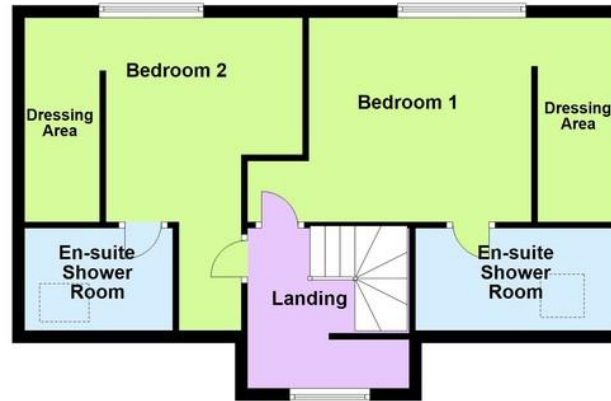
Approx. 149.1 sq. metres (1605.2 sq. feet)



Total area: approx. 201.7 sq. metres (2171.1 sq. feet)

First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



SPACIOUS ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

14' 6" x 11' (4.42m x 3.35m)

CONSERVATORY

15' 3" x 14' 6" (4.65m x 4.42m)

KITCHEN/BREAKFAST ROOM

17' 2" x 10' 10" (5.23m x 3.3m)

UTILITY & STORE ROOM

G/F BEDROOM 4

11' 9" x 11' 3" (3.58m x 3.43m)

EN SUITE SHOWER ROOM/WC

G/F BEDROOM 3

14' 6" x 11' (4.42m x 3.35m)

G/F BEDROOM 5/STUDY

11' x 9' (3.35m x 2.74m)

G/F SHOWER ROOM

STAIRS TO PART GALLERIED LANDING

MASTER BEDROOM

12' 2" x 11' (3.71m x 3.35m)
min

LONG WALK-IN WARDROBE

EN SUITE SHOWER ROOM/WC

BEDROOM 2

11' x 10' 7" (3.35m x 3.23m)

LONG WALK IN WARDROBE

EN SUITE SHOWER ROOM/WC

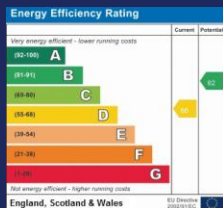
LARGE PRIVATE DRIVE

55' x 45' (16.76m x 13.72m)

REAR GARDEN

85' x 55' (25.91m x 16.76m)

GARAGE



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

