



49 Worthing Road, East Preston BN16 1DE
£450,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 3 Bedrooms
- 13'2 x 11'6 Kitchen
- Long Driveway & Garage
- 18'10 Garden Cabin
- Room for Extending/ Development (STPP)
- Good Size Garden
- Council Tax Band 'D'
- EPC Rating 'D'

A well proportioned, three bedroom detached bungalow situated in popular East Preston near to local shops and within easy reach of Angmering mainline railway station. The property's many features include good size accommodation consisting of two large doubles and one smaller 3rd bedroom/study as well as a 13'2 x 11'6 kitchen and a 14' x 13'2 lounge with a fitted wood burning stove accessing and overlooking the rear garden.

Outside there is a long private drive to a detached garage with power and light. The rear garden is a particular feature and is mainly laid to lawn with a small patio area. There is also a large garden cabin measuring 18'10 x 12'3 which offers many possible uses and also benefits from its own sun deck for sitting.

The property itself is offered for sale in good condition and had a new boiler fitted in 2024 and there is room for extending/development subject to usual planning permissions.

The bungalow can be found in the slip road on the North side of Worthing Road, East Preston, which in turn runs between The Street and Station Road where local shops and Angmering Station can be found.

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.





Total area: approx. 91.7 sq. metres (986.8 sq. feet)

PORCH

ENTRANCE HALL

LOUNGE

14' x 13' 2" (4.27m x 4.01m)

KITCHEN

13' 2" x 11' 6" (4.01m x 3.51m)

BEDROOM 1

15' 8" x 11' (4.78m x 3.35m)

BEDROOM 2

14' 8" x 10' 4" (4.47m x 3.15m)
max

BEDROOM 3

9' x 8' 6" (2.74m x 2.59m)

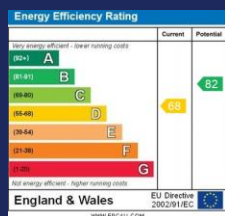
BATHROOM/WC

REAR GARDEN

GARDEN CABIN

18' 10" x 12' 3" (5.74m x 3.73m)

GARAGE



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