



30 Russells Close, East Preston BN16 1BT  
**£395,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached Bungalow
- 2 Double Bedrooms
- Refitted Modern Kitchen
- Modern Bath/Shower Room
- Excellent Decorative Order
- Long Private Drive to Garage
- Feature South Facing Rear Garden
- Council Tax Band 'C'
- EPC Rating 'C'

A bright and spacious semi detached bungalow which has been modernised and is offered for sale in excellent decorative order.

In brief the accommodation comprises: - entrance hall, large lounge, refitted modern kitchen, conservatory, refitted bath/shower room & WC and two double bedrooms both with fitted wardrobes.

Outside there is a long private drive that provides off road parking for several vehicles and leads to a garage with an electric up and over door. The rear garden is a particular feature being 52' x 30' and south facing with patio that extends to a neat lawn with side and inset flower orders along with a garden shed.

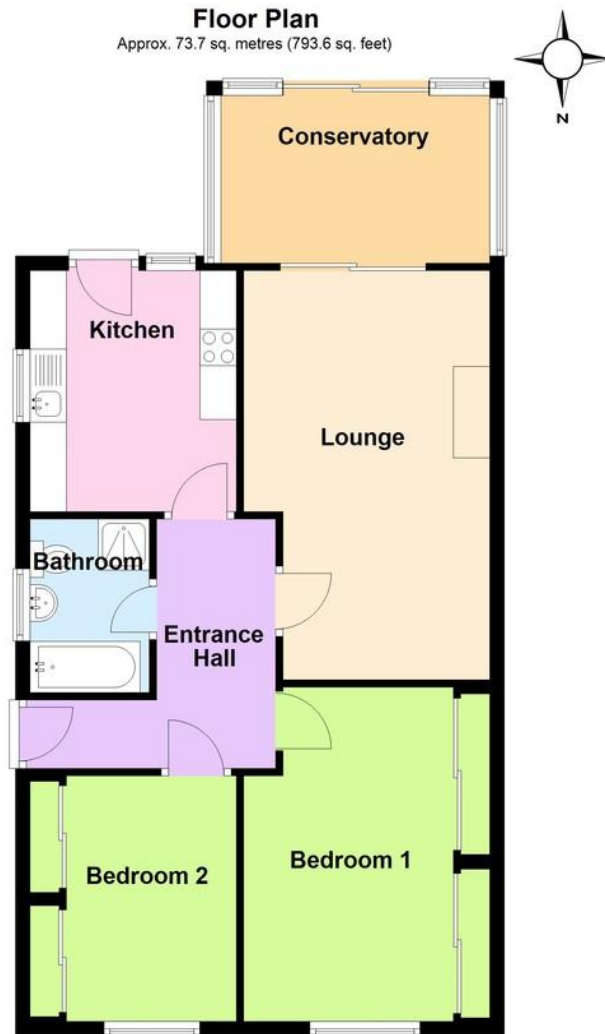
Features include gas central heating, double glazing, fitted wardrobes and the bathroom has a bath and separate shower cubicle.

We would strongly recommend internal viewing to fully appreciate both the condition and accommodation this lovely bungalow has to offer.

The property is situated in a cul-de-sac location to the north of East Preston and is accessed from North Lane, which in turn runs between the Worthing Road and Sea Road, East Preston.



**Floor Plan**  
Approx. 73.7 sq. metres (793.6 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)

## ENTRANCE HALL

## LOUNGE

18' 5" x 11' 1" (5.61m x 3.38m)

## CONSERVATORY

12' 1" x 7' 7" (3.68m x 2.31m)

## KITCHEN

10' 10" x 9' 4" (3.3m x 2.84m)

## BEDROOM 1

15' x 9' 1" (4.57m x 2.77m)

## BEDROOM 2

11' 1" x 7' 9" (3.38m x 2.36m)

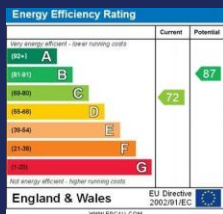
## BATH/SHOWER ROOM & WC

## FRONT GARDEN

## LONG PRIVATE DRIVE

## GARAGE

## SOUTH FACING REAR GARDEN



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