



Cotswold Way | East Preston | West Sussex | BN16 1EU3
Guide Price of £340,000



We are delighted to be able to offer a refurbished, semi detached house. The property offers three bedrooms, separate lounge, re-fitted kitchen/ diner and modern bathroom. The property also benefits from off road parking and south facing rear garden.



Key Features

- Refurbished Semi Detached House
- Three Bedrooms
- Re-fitted Kitchen/ Diner
- Modern Bathroom
- Separate Lounge
- Off Road Parking
- South Facing Rear Garden
- Close to Local Greensward



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with door into the lounge and stairs rising to first floor. The lounge offers space for living furniture and has access to the understairs cupboard and door leading into the re-fitted kitchen/ dining room. The kitchen/ dining room comprises of grey wall and base units, built in eye level oven, induction hob, integrated fridge/ freezer, integrated dishwasher, built in washing machine, sink, drainer, spring style tap, space for table and chairs and French doors leading out to the south facing rear garden. On the first floor there are three bedrooms, bedroom one benefits from built in wardrobes and bedroom two offers built in storage. The bathroom comprises of L shape bath, glass shower screen, shower above, wash hand basin with storage below and WC.

EXTERNAL

Off road parking to the front. The rear garden is south facing and has been laid to lawn with patio area and brick built storage shed.

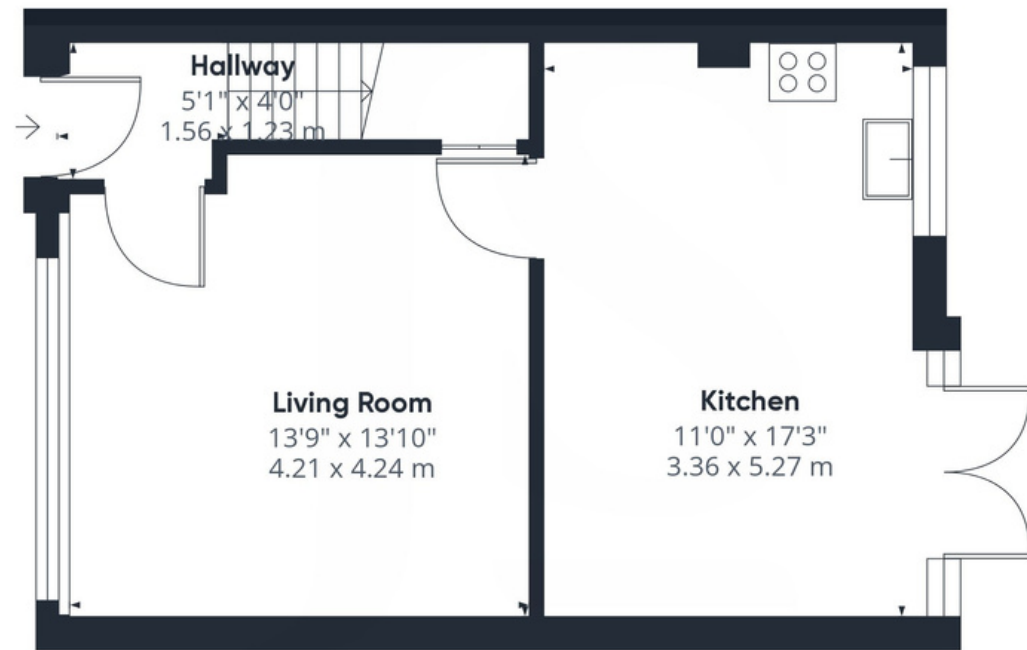
LOCATION

in the heart of East Preston, East Preston is situated at the foot of the South Downs between the Villages of Rustington to the West and Ferring to the East. The property benefits from easy access to local shopping facilities. More comprehensive amenities can be found in the town of Worthing and the cities of Brighton and Chichester, served perfectly by local transport links. Angmering Railway Station is approx 0.80 miles away. There are comprehensive local leisure facilities, East Preston football club is just a short walk away. Local Primary and Infant Schools are situated just a short walk away.

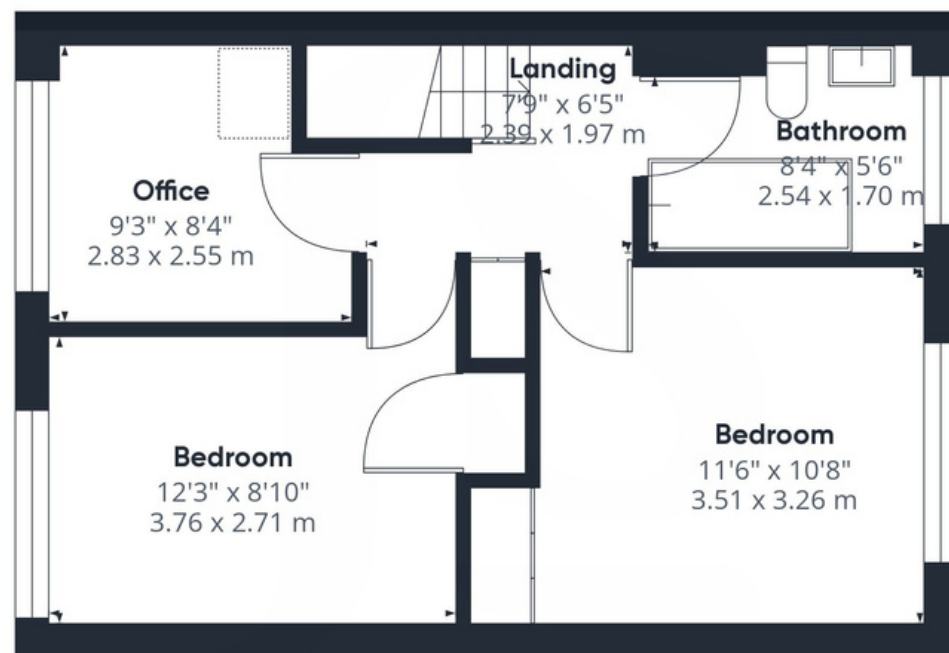
COUNCIL TAX BAND: C



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Approximate total area¹⁸
842.73 ft²
78.29 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 82 sqm

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.