



## Roundstone Drive, East Preston, BN16 1EW

£290,000 Freehold

A two bedroom house in East Preston • 703 sq. ft / 65.3 sq. m - Plot size 0.07 acres • Five/ten minutes walk to the beach, bars and restaurants • Large landscaped rear garden (99ft length) • Off road parking and EV charging • Ideal first time buy • Luxury fitted bathroom • For more information go to Cooper Adams website

*Cooper Adams*

Relax and unwind in this fantastic beautiful landscaped rear garden, the property is ready and waiting for you to move straight into. The home offers two-bedroom, luxury bathroom suite, and has been decorated to a natural specification throughout, including a modern kitchen which makes for the perfect setting for cooking up a storm for friends and family.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

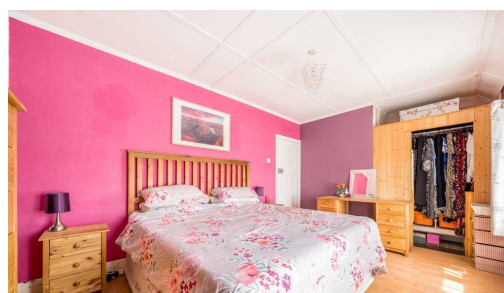
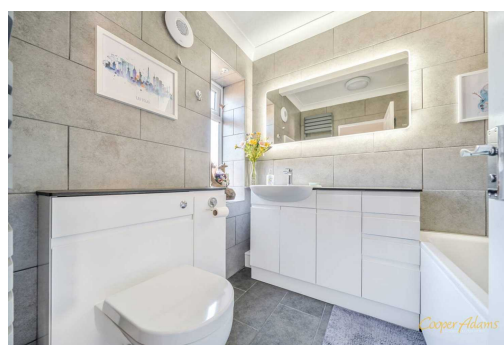
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



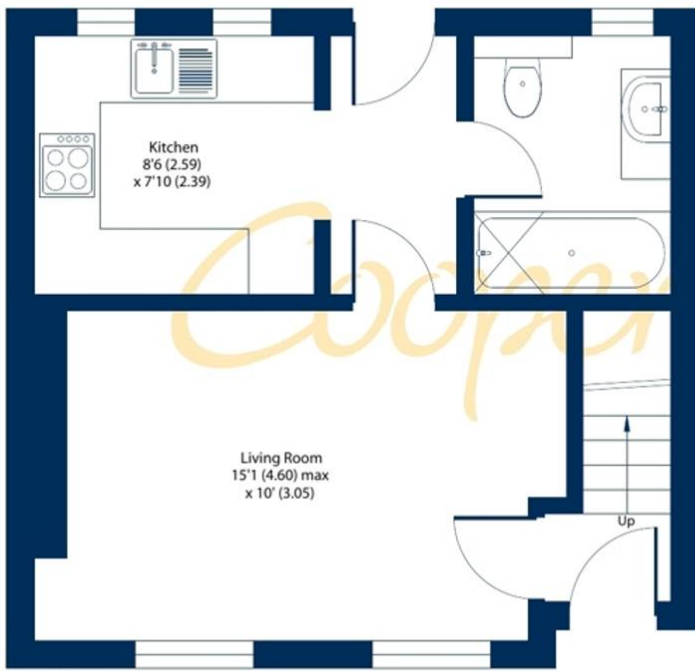
East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.



# Roundstone Drive, East Preston, West Sussex, BN16

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper Adams Estates Limited. REF: 1160738

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VIEWING STRICTLY BY APPOINTMENT

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