



Cooper Adams
AS GOOD AS OUR WORLD

Planning permission permitted for a Two storey front, side and rear extensions, including installation of first floor rear balcony, raising the ridge height of the roof to facilitate use of habitable space, and external remodelling, following the demolition of existing conservatory and detached garage.



North Elevation (Front)
1:100



East Elevation (Side)
1:100



South Elevation (Rear)
1:100



West Elevation (Side)
1:100



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Old Worthing Road, East Preston

Freehold

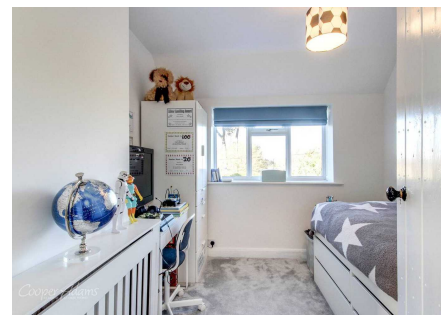
A Three-Bedroom Detached Cottage • 136 sq. m/ 1464 sq. ft (435 per sq. foot) - Plot size 0.21 Acres • Planning Permission Granted. Planning Reference A/112/23/HH • South-Facing Garden • Three Reception Rooms • Fresh and Stylish Decor Throughout • Ample Parking in Large Driveway & Double Garage • Large Bathroom with Shower and Bath • Beautiful Character Features • For more information go to Cooper Adams website

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Planning Permission Granted! Admire the fantastic countryside views or enjoy a catch up with friends and family in the large, private south facing garden. This detached home boasts beautiful character features including a vaulted ceiling in the entrance hall. There is space for the whole family with three separate reception areas on the ground floor and with a large driveway and frontage, plenty of parking is available! Note: Full Planning permission has been granted to rebuild this as a superb contemporary new home with five bedrooms, three bathrooms & three reception rooms. Planning Reference A/112/23/HH

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.

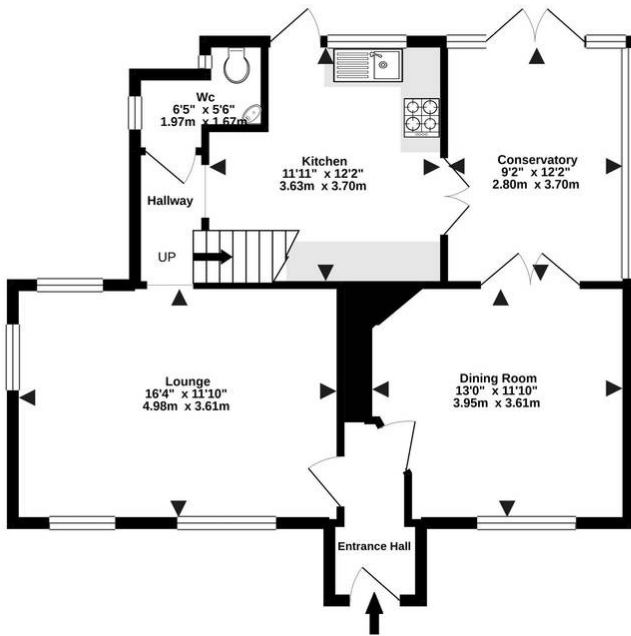
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



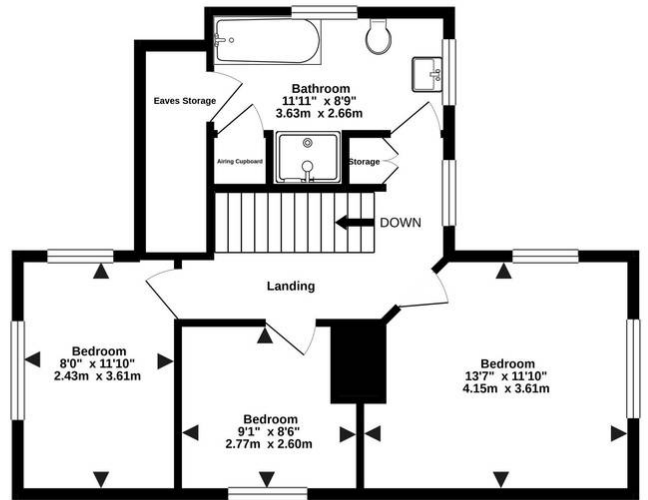
East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.



Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



1st Floor
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: E - Tenure: Freehold - EPC Energy Efficiency Rating: D - EPC Environmental Impact Rating: D

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VIEWING STRICTLY BY APPOINTMENT

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE Tel: 01903 791 792 www.cooper-adams.com