



## Seventeen Manor Road, East Preston

Share of Freehold

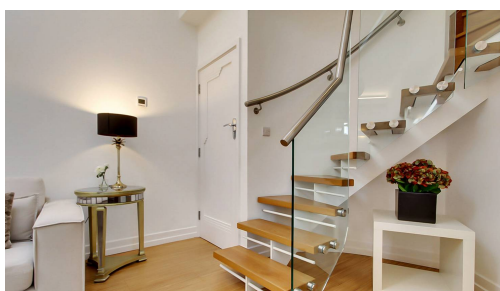
Two bedroom contemporary maisonette • Listed 1930's Art Deco Garage conversion • Flagship property within the development • Share of Freehold • Long lease remaining • Gated garage with allocated parking and storage • For more information please go to Cooper Adams website

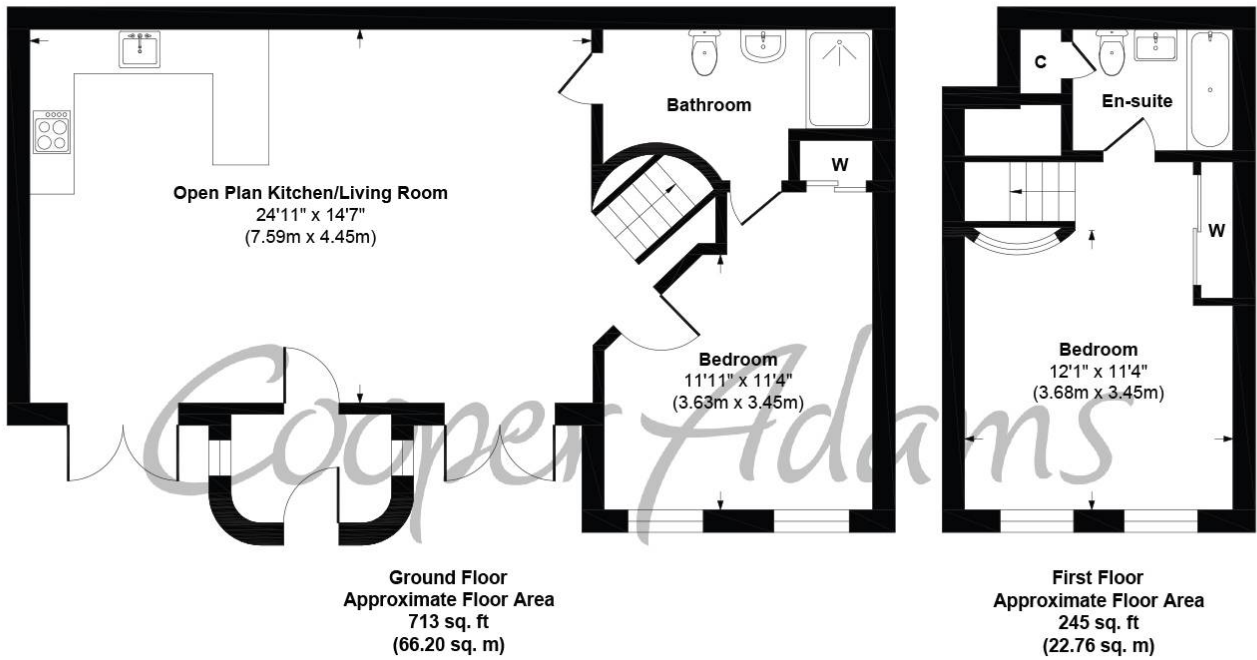
*Cooper Adams*

Once a fully-fledged garage, now meticulously restored into contemporary twenty first century living at its finest. With a grade II listed facade and four shell pumps at the front, it presents a chance to own a slice of history. With vaulted ceilings and art deco features, this flagship property within the development has its own entrance and entrance hall that opens out into a stunning open-plan living area that includes a kitchen and two sets of double doors leading onto a private patios overlooking communal gardens. There are two bedrooms, both including built-in wardrobes and en-suite bathrooms. This chain free property is the perfect weekend getaway or full time residence.



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.





**Seventeen, Manor Road, East Preston, Littlehampton, West Sussex, BN16 1FG**  
**Approx. Gross Internal Floor Area 958 sq. ft / 88.96 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D / Tenure: Share of Freehold / EPC Energy Efficiency Rating: C / EPC Environmental Impact Rating: C

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