

## South View, East Preston

Freehold

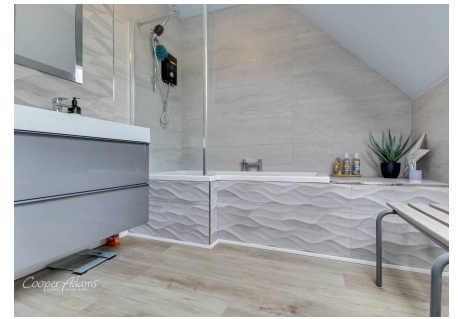
A five-bedroom detached house in East Preston • 2373 sq. ft / 220.5 sq. m (£421 per sq. foot) - Plot size 0.13 Acres • Private Angmering-on-Sea marine estate • Garden office and gym • South-facing gardens • Private in-n-out drive • Close to sea and village shops • For more information go to Cooper Adams website

*Cooper Adams*

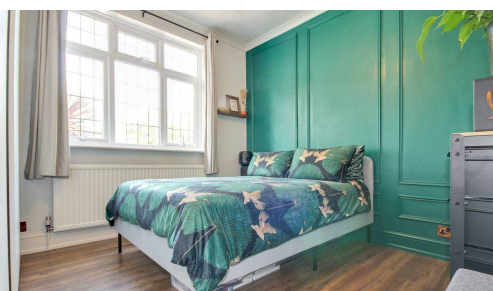
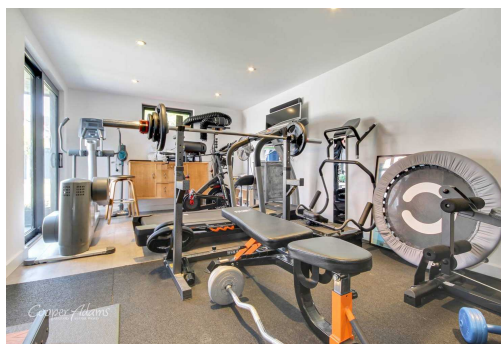


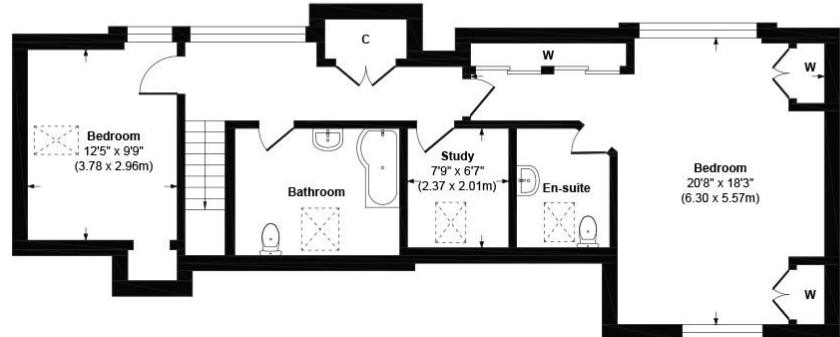
This stylish and beautifully presented five-bedroom detached house is nestled just a few minutes' walk from East Preston beach on the exclusive Angmering-on-Sea marine estate. The house benefits from a picturesque south facing private and secure garden. The large sitting and dining open-plan living area provides a beautiful and balanced space for a fresh and modern lifestyle. This family-sized home is extended with tasteful contemporary flair, and is the perfect property for entertaining family and friends; sip a glass of your favourite tippie in the cosy sitting room, step through the full-width bifold doors into the fabulous garden for a BBQ on a glorious summer evening.

This property is "Legally Prepared" - Cooper Adams has collated the documents for the draft contract. Any potential buyer can request these from us, prior to offering. The seller of this property requires a 'Reservation Agreement' to show their commitment to protect any serious buyer while proceeding to exchange of contracts. More info on Cooper Adams website.

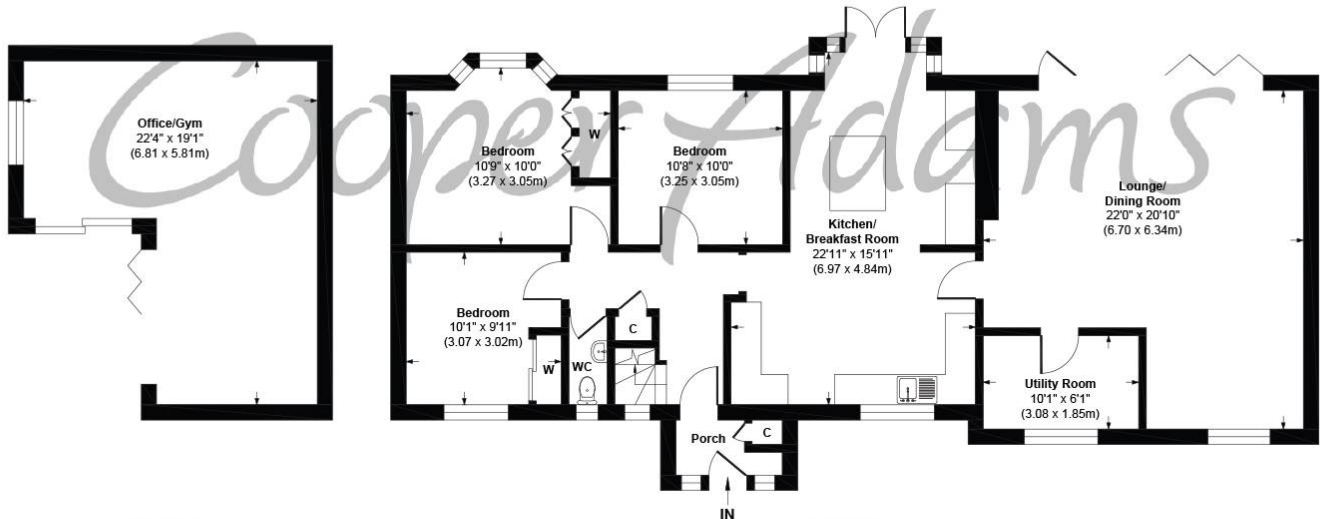


East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





First Floor  
Approximate Floor Area  
775 sq. ft  
(72.0 sq. m)



Outbuilding  
Approximate Floor Area  
321 sq. ft  
(29.8 sq. m)

Ground Floor  
Approximate Floor Area  
1277 sq. ft  
(118.6 sq. m)

**South View, East Preston, West Sussex, BN16 1PX**  
**Approx. Gross Internal Floor Area 2373 sq. ft / 220.4 sq. m**

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

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

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VIEWING STRICTLY BY APPOINTMENT

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