



Sea Road, East Preston

Freehold

Prime coastal location just moments from the beach and within walking distance of East Preston's shops, eateries, and pubs. • Generous living areas, including a formal dining room, bright sitting room, and large conservatory. • A characterful home with fantastic potential for modernisation and adding your own touch. • West-Facing Garden, a private outdoor space with mature planting, perfect for relaxation or entertaining. • A spacious driveway leads to an integral garage for added convenience. • For more information, go to [Cooper Adams website](#)

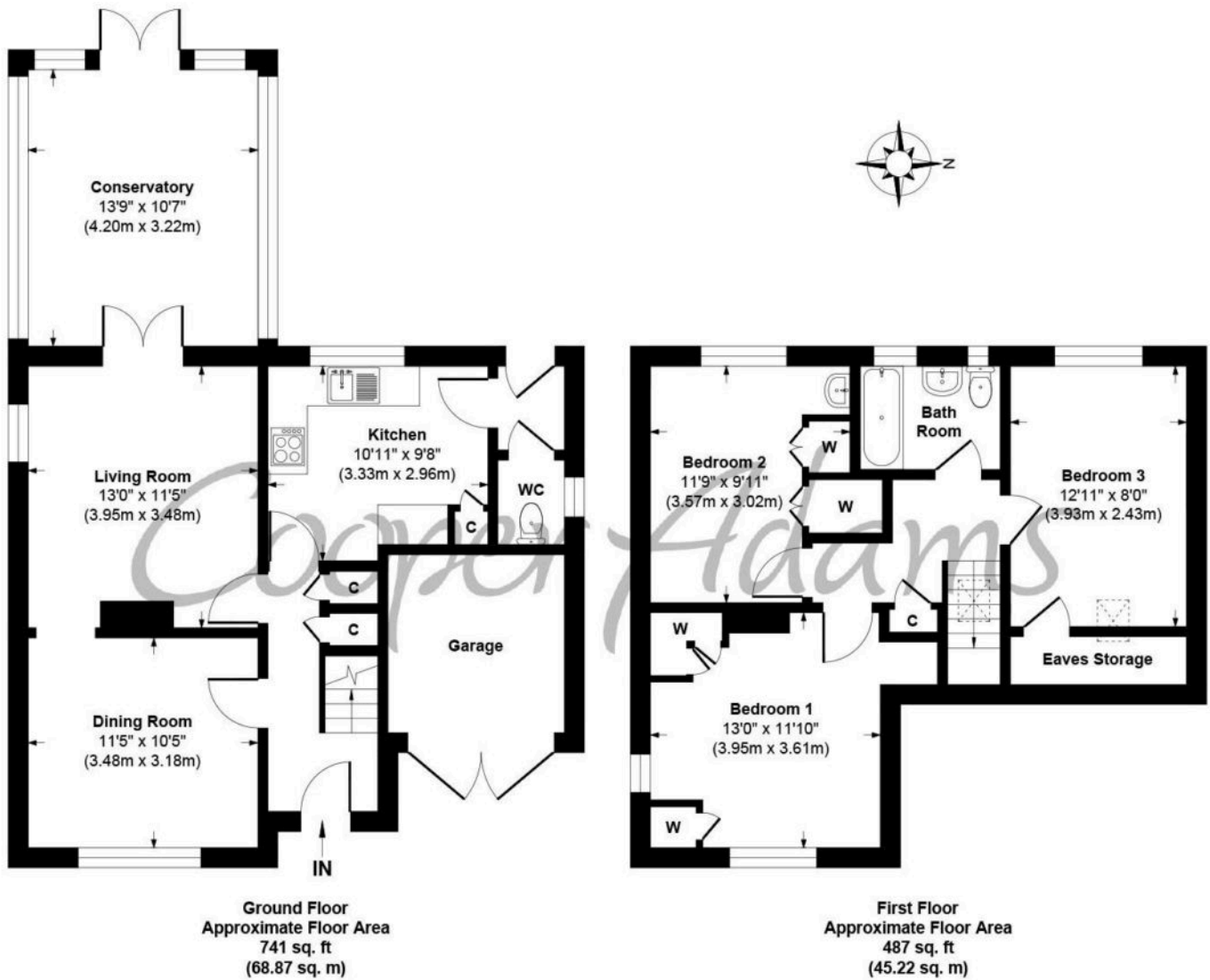
Cooper Adams

This characterful three-bedroom detached home offers a fantastic opportunity to personalise and enhance a property full of charm. Ideally located just moments from the beach in the heart of East Preston, it provides the perfect balance of coastal living and village convenience, with shops, eateries, and pubs nearby. The spacious hallway leads to well-proportioned living areas, including a formal dining room, a bright sitting room with doors to a large conservatory, and a well-equipped kitchen. A cloakroom and integral garage add to the practicality. Upstairs, three generous bedrooms are complemented by a family bathroom. Outside, the west-facing garden is mainly laid to lawn with mature planting, ideal for outdoor entertaining. A spacious driveway provides ample parking and leads to the garage. With its prime location and scope for modernisation, this is a fantastic opportunity to create a truly special home. Viewing is highly recommended!



East Preston, a delightful seaside village in West Sussex, boasts a welcoming community, a variety of local shops, restaurants, and leisure facilities. Its tranquil pebble shoreline is perfect for scenic coastal walks, while its proximity to the South Downs offers the ideal blend of countryside and seaside living.





Sea Road East Preston, West Sussex, BN16 1NP
Approx. Gross Internal Floor Area 1228 sq. ft / 114.09 sq. m

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

This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested. Cooper Adams is a trading name of Cooper Adams Estates Limited registered at Bishopstone. Registered in England and Wales. Our registered number is 07127482. Our VAT Number is 962847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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