



South View, East Preston

Freehold

Chain-Free Bungalow on the prestigious Angmering-on-Sea Estate. • Spacious single-storey living with approximately 1,170 sq. ft of flexible accommodation. • Open-plan sitting and dining area measuring 22'8" x 18'8", perfect for entertaining. • Three well-sized bedrooms, including a principal with en-suite and versatile third bedroom. • Generous rear garden with paved terrace, lawn, mature borders, and garden outbuilding. • Large attached garage and useful storage, offering practicality and potential to personalise.

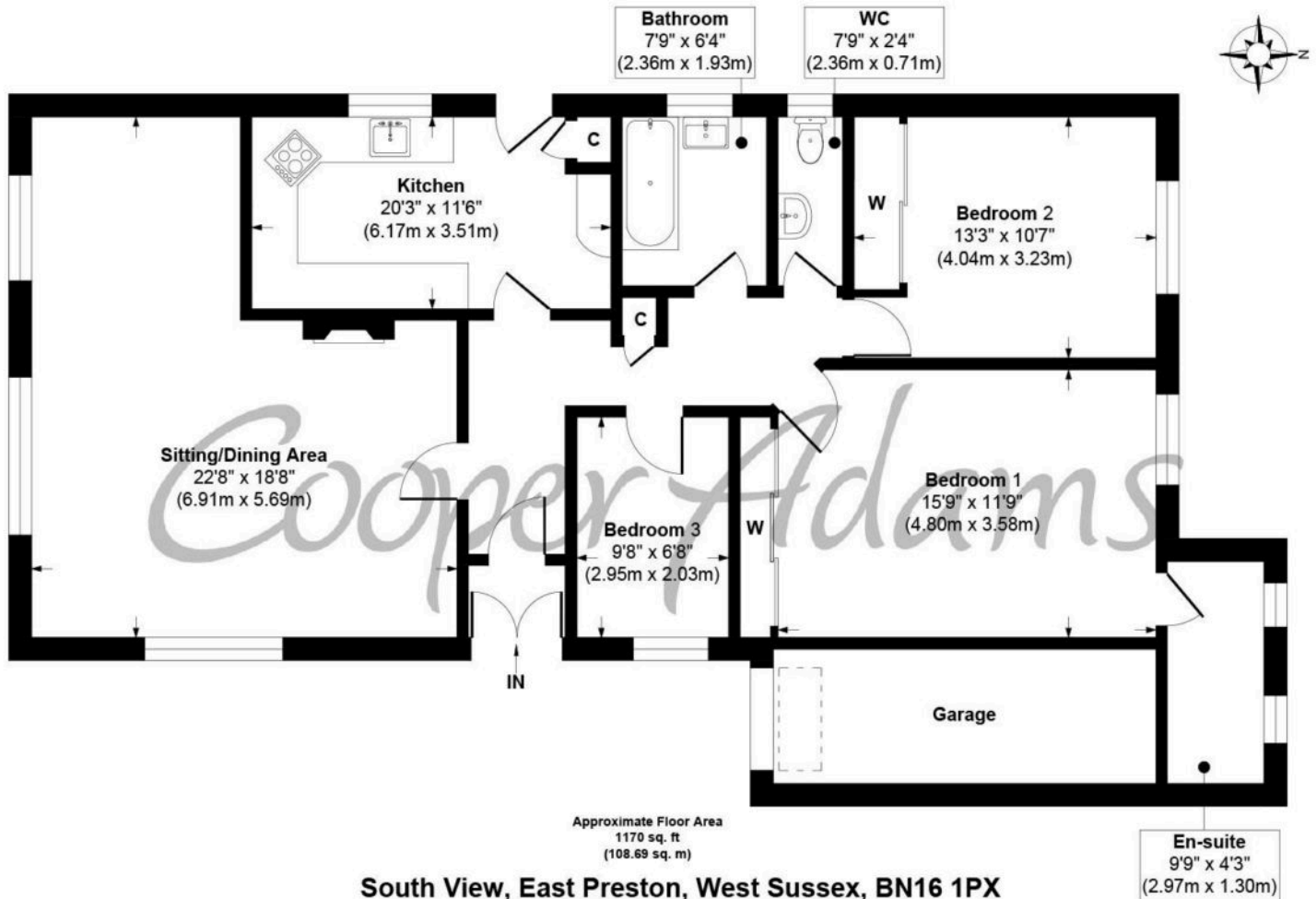
Cooper Adams

Chain-free bungalow on the prestigious Angmering-on-Sea Estate, offering spacious single-storey living with excellent potential to modernise. The accommodation extends to approximately **1,170 sq. ft** (excluding the garage) and provides a flexible layout ideal for families, downsizers, or those seeking a coastal retreat. The property features a **bright open-plan sitting and dining area** measuring **22'8" x 18'8"**, perfect for everyday living and entertaining, alongside a **kitchen over 20ft in length** with ample storage and scope for contemporary updating. There are **three well-sized bedrooms**, including a principal with en-suite, plus a family bathroom and separate WC. Further benefits include a **loft room accessed via a pull-down ladder**, a **large attached garage**, and useful storage throughout. Homes of this size in such a sought-after location are rarely available, making this an excellent **chain-free opportunity to create a bespoke coastal home**.



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.





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