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Sims Williams

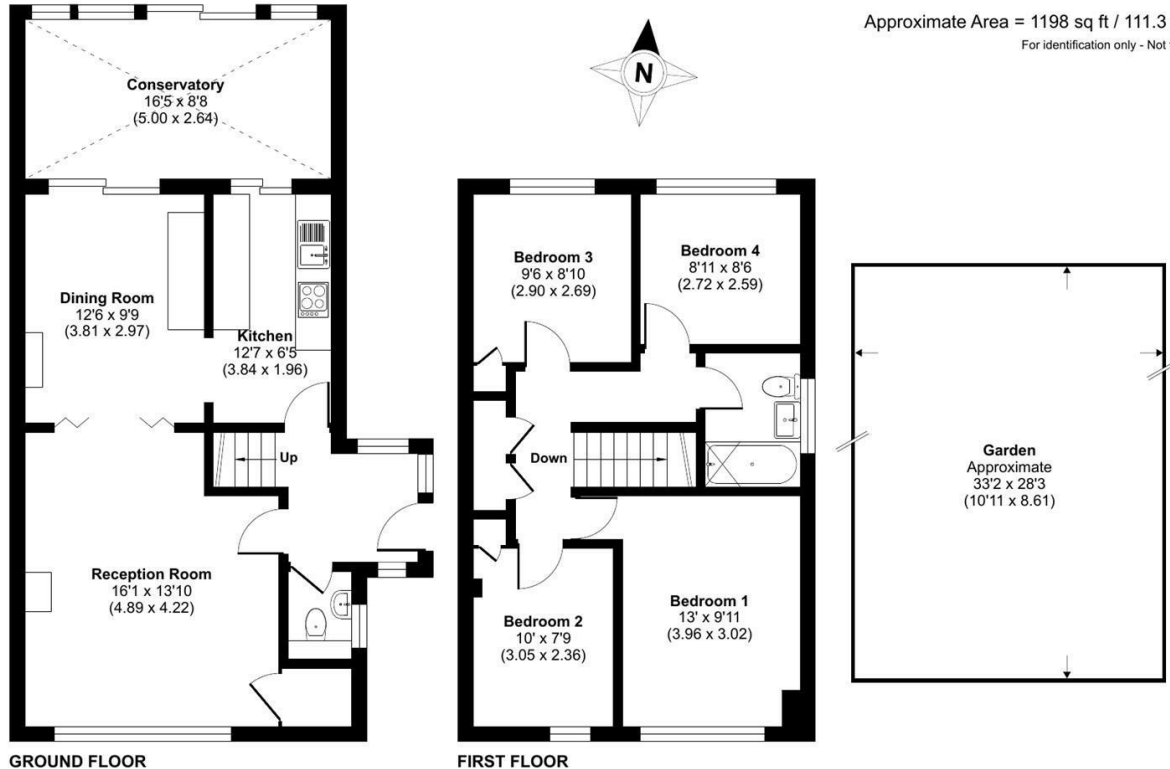


16 LAVINIA WAY, EAST PRESTON, WEST SUSSEX, BN16 1EF

# Lavinia Way, Littlehampton, BN16

Approximate Area = 1198 sq ft / 111.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Sims Williams. REF: 1125583



# £500,000 Freehold

16, LAVINIA WAY,  
EAST PRESTON,  
WEST SUSSEX, BN16 1EF

- Semi Detached House
- Four Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Conservatory
- Close to the Village Centre
- Walking Distance to the Seafront
- Enclosed Rear Garden
- Off Road Parking

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

This four bedroom semi detached family home is ideally located in the village of East Preston close to the village centre, schools, shops and just a short walk from the seafront.

The adjoining village of Rustington is only 1.8 miles away and has a more comprehensive array of shops, cafes, restaurants and amenities. Angmering railway station with it's direct routes into London is also close by.

The property is well presented throughout and offers spacious and modern accommodation across two floors.

Upon entering there is an entrance hall with a downstairs cloakroom and stairs to the first floor. In front of you is a door leading into the spacious sitting room complete with log burner. The kitchen is also accessed from the hallway, it has recently been refitted with modern base and eyelevel units. From the kitchen you can access both the conservatory and the dining room.

The dining room is a good size and has doors into the sitting room and patio doors into the conservatory that looks over the rear garden.

On the first floor are four good sized bedrooms and the modern family bathroom, it is fully tiled with a white suite, comprising bath, W.C and wash basin.

Outside, to the front there is a lean-to and off road parking, the garden is hard landscaped with pebbles and sleepers. Double wooden gates lead into the rear garden which has a large artificial lawn area surrounded by mature shrub borders. There is also a garden shed and cabin.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the Blue Star roundabout on the A259 travelling south take the B2140 (Station Road). Cross the railway line and at the mini roundabout take the first turning on the left onto Worthing Road, continue on for 0.6 of a mile. With the East Preston railway crossing on your left hand side continue over the junction onto North Lane. Follow the road round for approximately 0.4 of a mile and turn left onto Lavinia Way. The property is located 140 yds on the right hand side.

