



37 Somerset Road, East Preston, West Sussex, BN16 1BY

Asking Price £259,950

Morrisseys Estate Agents are delighted to bring to the market this family home situated in this popular close just moments from local amenities and schools. The bright and spacious accommodation which is in need of some updating, comprises living room, fitted kitchen, bathroom and three good sized bedrooms. There is a very good sized rear garden to the property with side access and this home benefits from no ongoing chain.

Ground floor

Double glazed front door to:

Entrance hall

Stairs to the first floor and door to:

Living room

17' into recess x 10'8 (5.18m into recess x 3.25m)

Fireplace, double glazed window to the front.

Leading to:

Kitchen

14'4 x 10'4 (4.37m x 3.15m)

Range of wall and base units with work surfaces incorporating a one and a half bowl stainless steel sink unit, built in cooker and hob, plumbing for washing machine and space for a tall fridge/freezer. Double glazed window and doors leading to the rear garden.

Inner hallway

Built in storage cupboard.

Separate wc

Low level wc, double glazed window.

Bathroom

Coloured suite comprising bath, pedestal wash basin, double glazed window and a heated towel rail.

First floor hallway

Storage cupboard and access to loft space.

Bedroom 1

16'8 x 11' (5.08m x 3.35m)

Fireplace, double glazed window and a radiator.

Bedroom 3

9'8 x 8'7 (2.95m x 2.62m)

Built in storage cupboard, radiator and a double glazed window.

Bedroom 2

Radiator and two double glazed windows.

Front garden

With an array of shrubs and plants.

Rear garden

Brick built shed, side access, the rear garden is of a very good size being mainly laid to lawn with mature trees and planrs.

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