



**Normandy Lane, East Preston, BN16 1LZ**

Guide Price **£525,000**





**Property Type:** Cottage

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** D

- Charming three-bedroom detached home on a highly sought-after road close to the seafront
- Superb position just a short walk from East Preston's village green and popular local amenities
- Bright dual-aspect lounge with feature fireplace and views over the front garden
- Kitchen with walk-in larder plus separate utility room with garden access
- Flexible ground-floor layout with additional bedroom/dining room opening to the rear garden
- Two well-proportioned first-floor bedrooms, both with built-in wardrobes
- Triple-glazed windows (installed 3 years ago), new boiler and updated electrics
- Generous landscaped rear garden with patio, lawn, flower borders and pergola
- Driveway parking and garage with electric roller door plus rear access
- Walking distance to Angmering station with links to London, Brighton, Chichester and coastal towns



A charming and deceptively spacious three-bedroom detached cottage set on one of East Preston's most desirable roads, just moments from the seafront and village green.





We are delighted to present this charming and deceptively spacious three-bedroom detached cottage, perfectly positioned on one of East Preston's most sought-after roads leading directly down to the seafront. Just moments from the southern end of the village green and its vibrant mix of cafés, pubs, restaurants and everyday amenities, the setting blends coastal living with true village convenience. With a generous rear garden, excellent parking and the benefit of no onward chain, this is an opportunity rarely available in such a prime position.

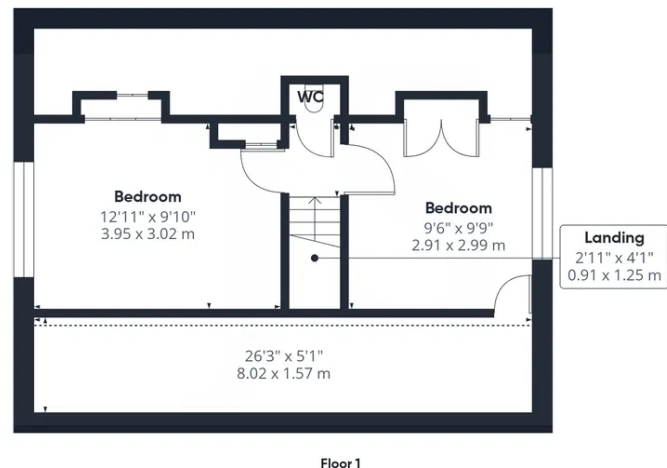
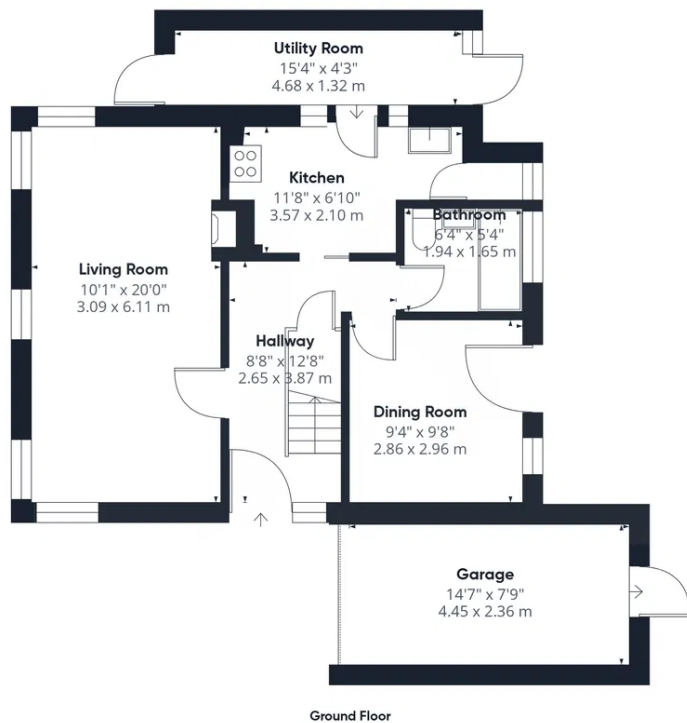
Inside, the property offers warm, well-planned accommodation with a welcoming entrance hall that leads to all ground-floor rooms. The bright dual-aspect lounge enjoys views over the front garden and features a character fireplace, creating a comfortable focal point. The kitchen provides ample storage, a walk-in larder and access through to a practical utility room, which in turn opens onto the rear garden. A versatile ground-floor bedroom—currently arranged as a dining room—also enjoys direct access outside, adding flexibility for those wanting additional living or working space. Upstairs, the two further bedrooms are both well proportioned and benefit from built-in wardrobes, with the rear bedroom offering useful boarded eaves storage. The home has been thoughtfully improved with triple-glazed windows (installed approximately three years ago), a new boiler and updated electrics.

Externally, the cottage is complemented by a beautifully kept front garden, with a lawn and colourful borders, alongside a private driveway leading to the garage with an electric roller door. The rear garden provides a wonderful space for relaxation and entertaining, featuring a generous lawn, mature planting, a spacious patio and a charming pergola, plus handy access to the garage.

Situated in the very heart of East Preston, the property offers superb lifestyle benefits. The seafront is just a short stroll away, while Angmering mainline station is within easy reach, offering direct connections to London Victoria, Brighton, Portsmouth and Southampton. Excellent road links place the A259 and A27 close by, making travel across West Sussex simple, with Worthing, Chichester and the South Downs easily accessible. Locally, East Preston's thriving village centre provides everything from cafés and independent shops to a library, vets, micro pub and convenience stores, with regular community events on the village green enhancing the appeal of this well-loved coastal location.







Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.