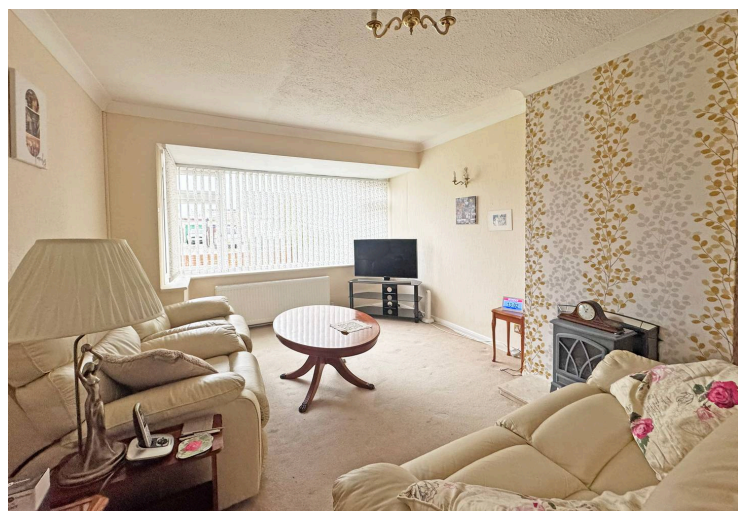




16 Saxon Close, East Preston – BN16 1DX

£325,000 Freehold

Chain-free semi-detached bungalow in the desirable East Preston area • Two spacious double bedrooms and a bright living/dining room • Separate fitted kitchen plus a conservatory overlooking the garden • Good decorative order throughout – move straight in and enjoy • Shower room and separate WC for added convenience • Generous rear garden, garage with internal access, and driveway for at least two vehicles • Close to local shops, cafés, and the sea, with Sainsbury's, Waitrose, Next, Dunelm, and more amenities nearby in Rustington



This delightful chain-free semi-detached bungalow offers comfortable, ready-to-move-into living with a superb layout and generous outdoor space.

The property features two spacious double bedrooms, a bright living room with dining area, a separate fitted kitchen, and a conservatory overlooking the beautifully sized rear garden – perfect for relaxing or entertaining. There's also a modern shower room and a separate WC for convenience. The property is presented in good decorative order throughout, allowing you to move straight in and enjoy your new home from day one.

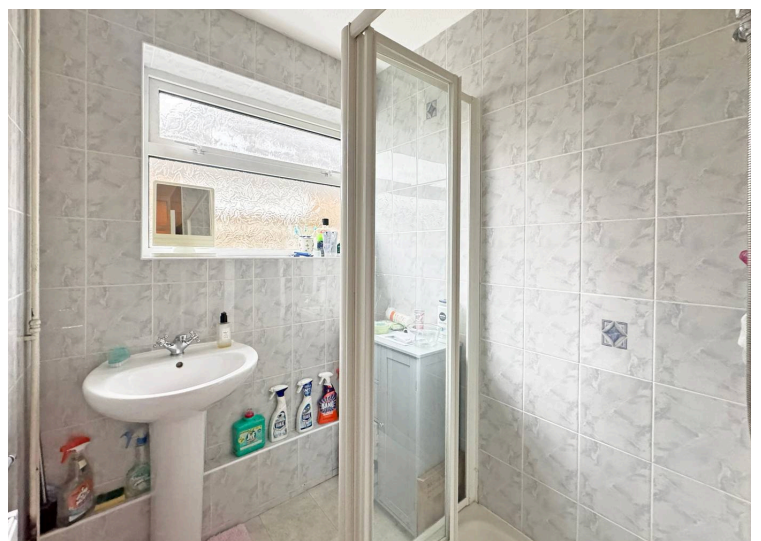
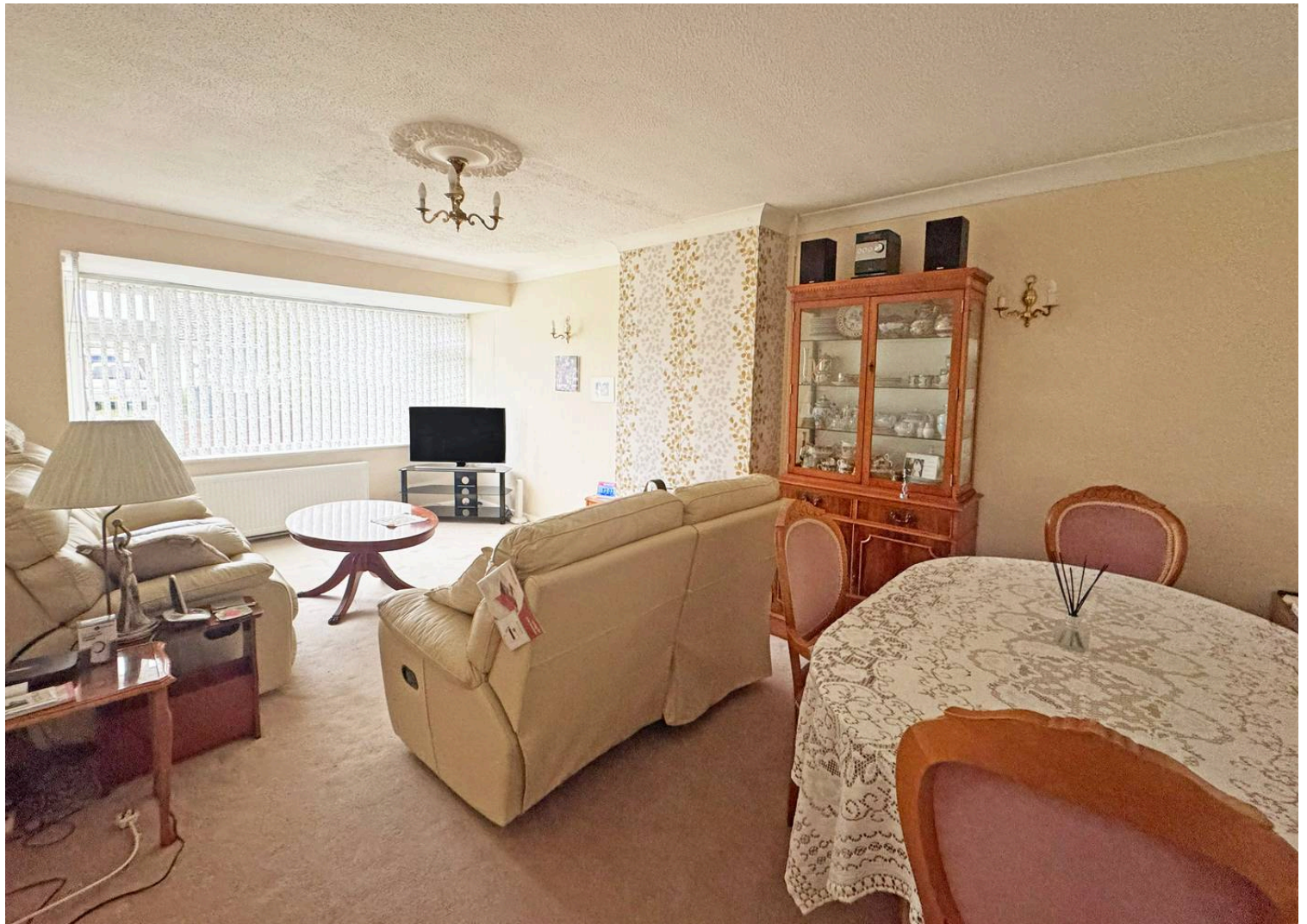
Outside, the home benefits from a garage with direct internal access, plus a driveway providing parking for at least two vehicles. The large rear garden offers plenty of potential for keen gardeners or families wanting space to enjoy the outdoors. Situated in the popular village of East Preston, you'll find an excellent range of local shops, cafés, and coastal walks just a short distance away.

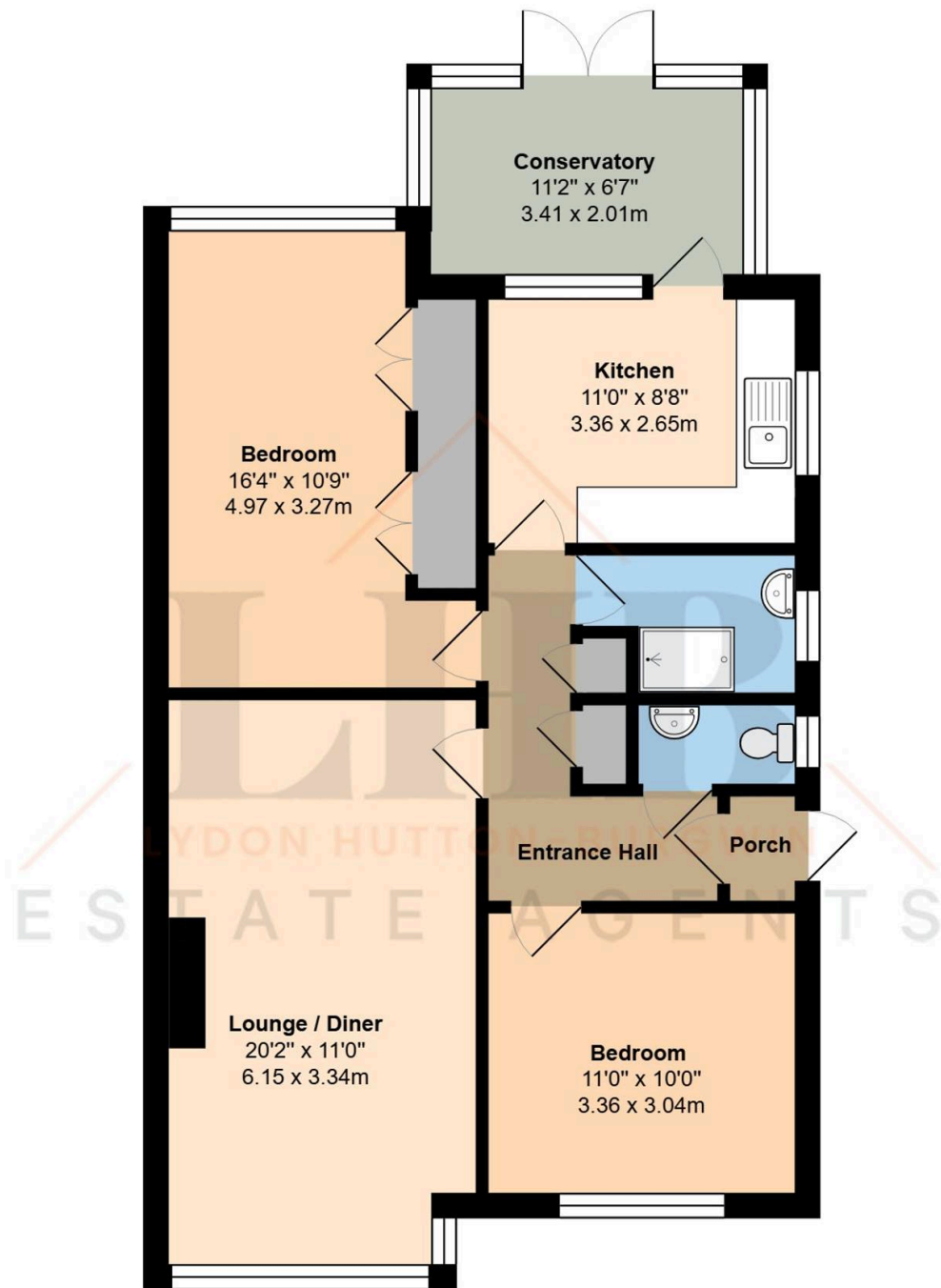
The nearby Rustington retail area provides further shopping options including Sainsbury's, Waitrose, Next, and Dunelm, along with a wide choice of other amenities. With its welcoming community and easy access to the sea, this bungalow perfectly combines convenience, comfort, and coastal living. **Please note – Grant of Probate is required and is in process.**

Council Tax band: C Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Total Area: 845 ft² ... 78.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2024

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding.