



10 Manor Road, East Preston – BN16 1QA

£515,000 Freehold

Fully refurbished with in the last 7 Years • Original Character Features throughout • Off Road Parking • Beautiful Bay windows with shutters • 3 Bedrooms, 2 Reception Rooms • Extended Kitchen • Garden Office / Studio with shower and WC



This beautifully restored character home has been thoughtfully refurbished from top to bottom by the current owners, perfectly blending its original period charm with contemporary style.

Offering **three generous bedrooms**, an **open-plan lounge and dining room**, and a **separate kitchen with a integrated appliances and a breakfast bar**, the home delivers both space and personality in equal measure.

The **kitchen** is a real highlight, fitted with **integrated appliances**, **ample storage**, and a **breakfast bar with statement lighting and amazing glazed extension**, it's a space designed for everyday living and entertaining. The **lounge** enjoys a feature **bay window** and a **working log burner**, while the **dining area** centres around another beautiful **period fireplace**, maintaining the home's sense of character and warmth.

Upstairs, the **principal bedroom** offers impressive proportions, complete with built-in wardrobes and another charming bay window. Two further bedrooms provide excellent versatility, and the **family bathroom** is fitted with a **modern white suite** including a bath with an overhead shower.

Outside, the **south-facing rear garden** is designed for low maintenance, with artificial grass, a paved patio area, and handy **side access**. The standout **garden office** is an incredible addition, featuring its own **WC and shower facilities**, plus additional storage, creating the ideal space for working from home, a studio, or guest accommodation.

Set in the **heart of East Preston**, this home offers an unbeatable location just a short stroll from the **beach, cafés, pubs, and village amenities**. It's a perfect blend of character, comfort, and coastal lifestyle, ready to move straight into and enjoy.





Kitchen

19' 9" x 18' 10" (6.02m x 5.74m)

Lounge

11' 11" x 11' 3" (3.63m x 3.43m)

Dining Room

10' 10" x 11' 3" (3.30m x 3.43m)

Bedroom 1

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom 2

9' 1" x 9' 0" (2.77m x 2.74m)

Bedroom 3

10' 11" x 9' 0" (3.33m x 2.74m)



Studio / Office

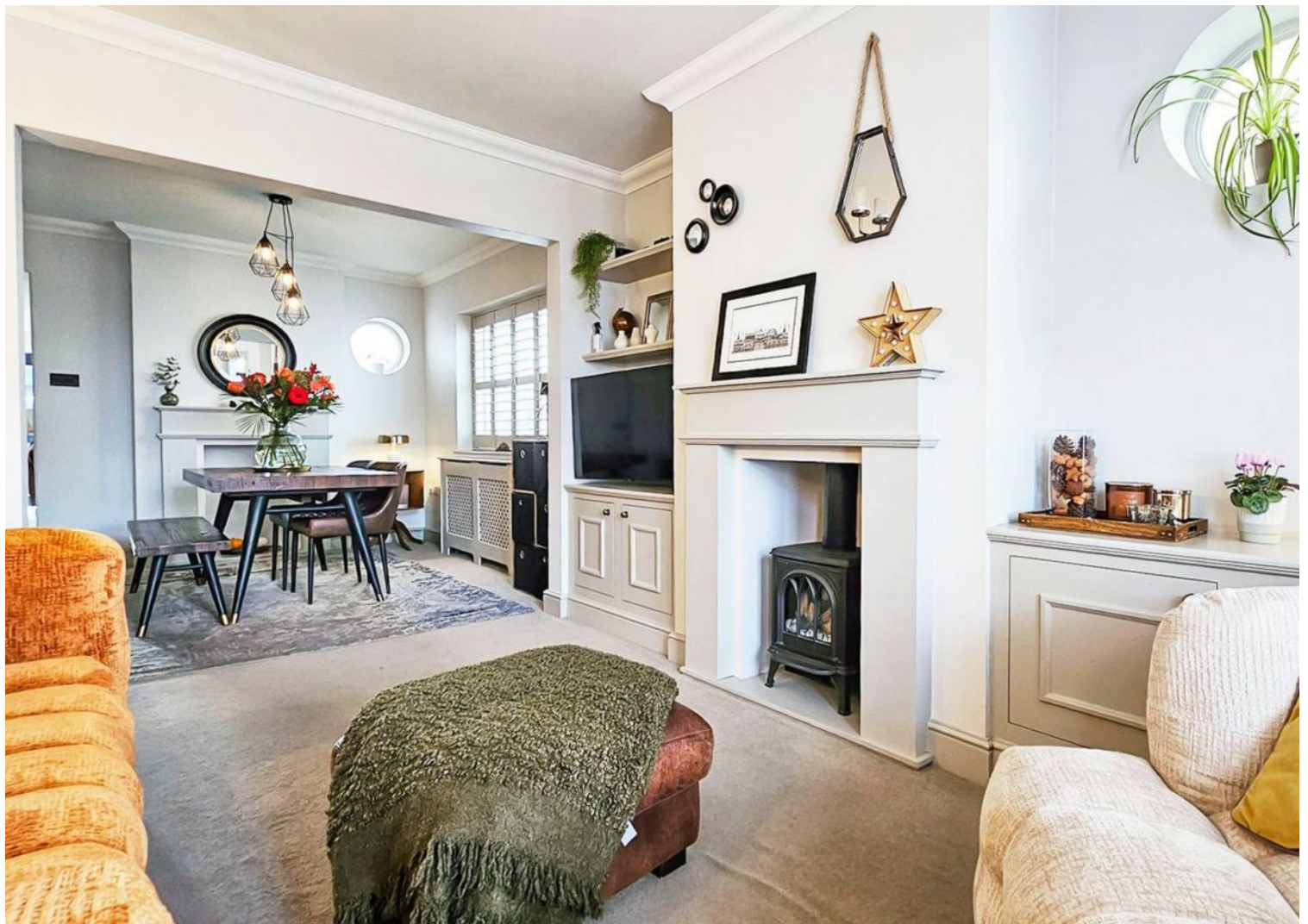
Bathroom

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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