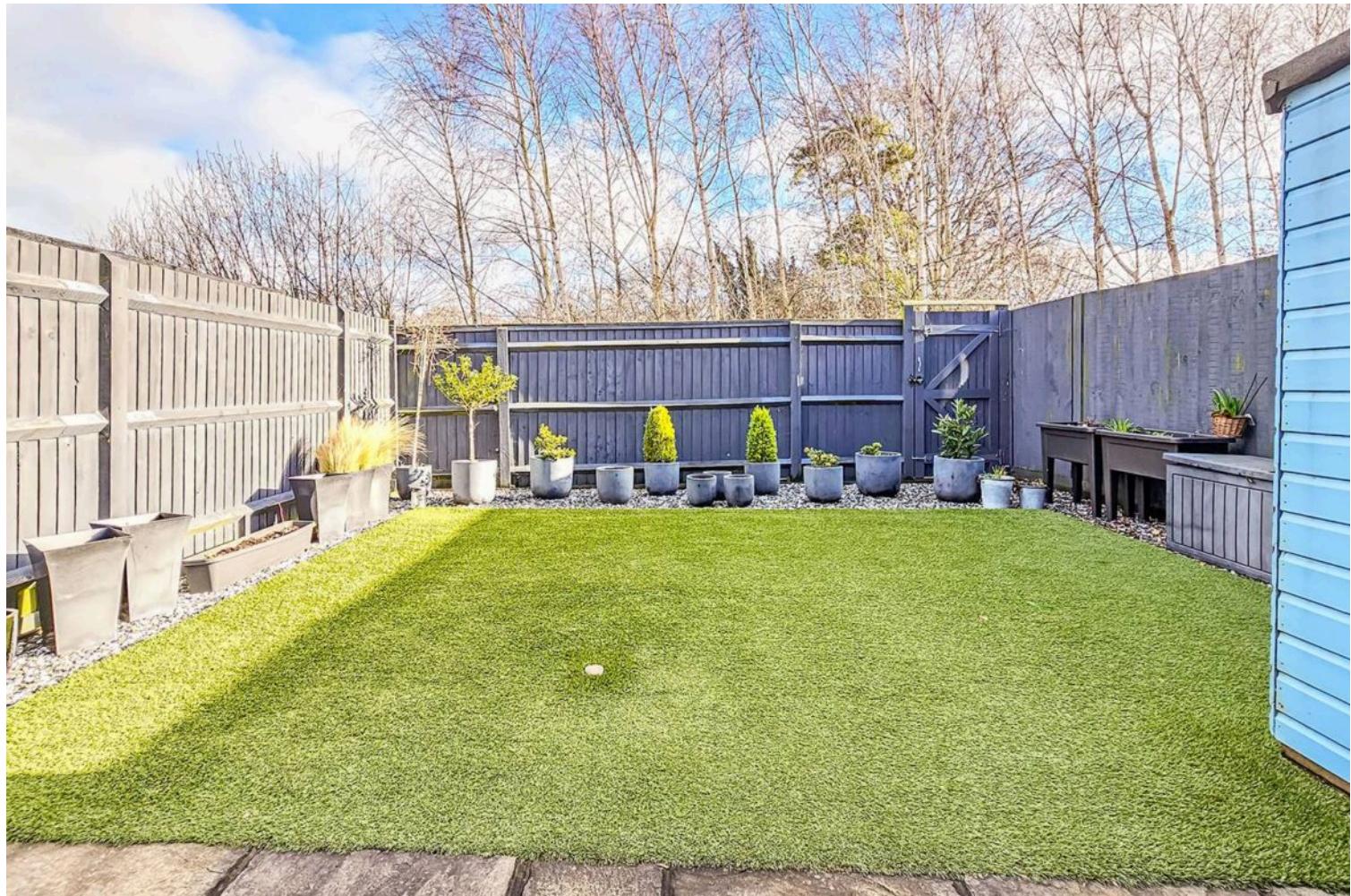


## 5 Langmeads Close, East Preston – BN16 3FF

£475,000 Freehold

Exclusive modern development built in 2014, comprising just seven detached homes • Stylish kitchen with integrated appliances, open plan living space and underfloor heating to the ground floor • Impressive top floor main bedroom with glazed gable, en suite shower room and views over the green • Two off road parking spaces and a low maintenance rear garden • Four bedroom detached house arranged over three floors • Underfloor heating to the ground floor



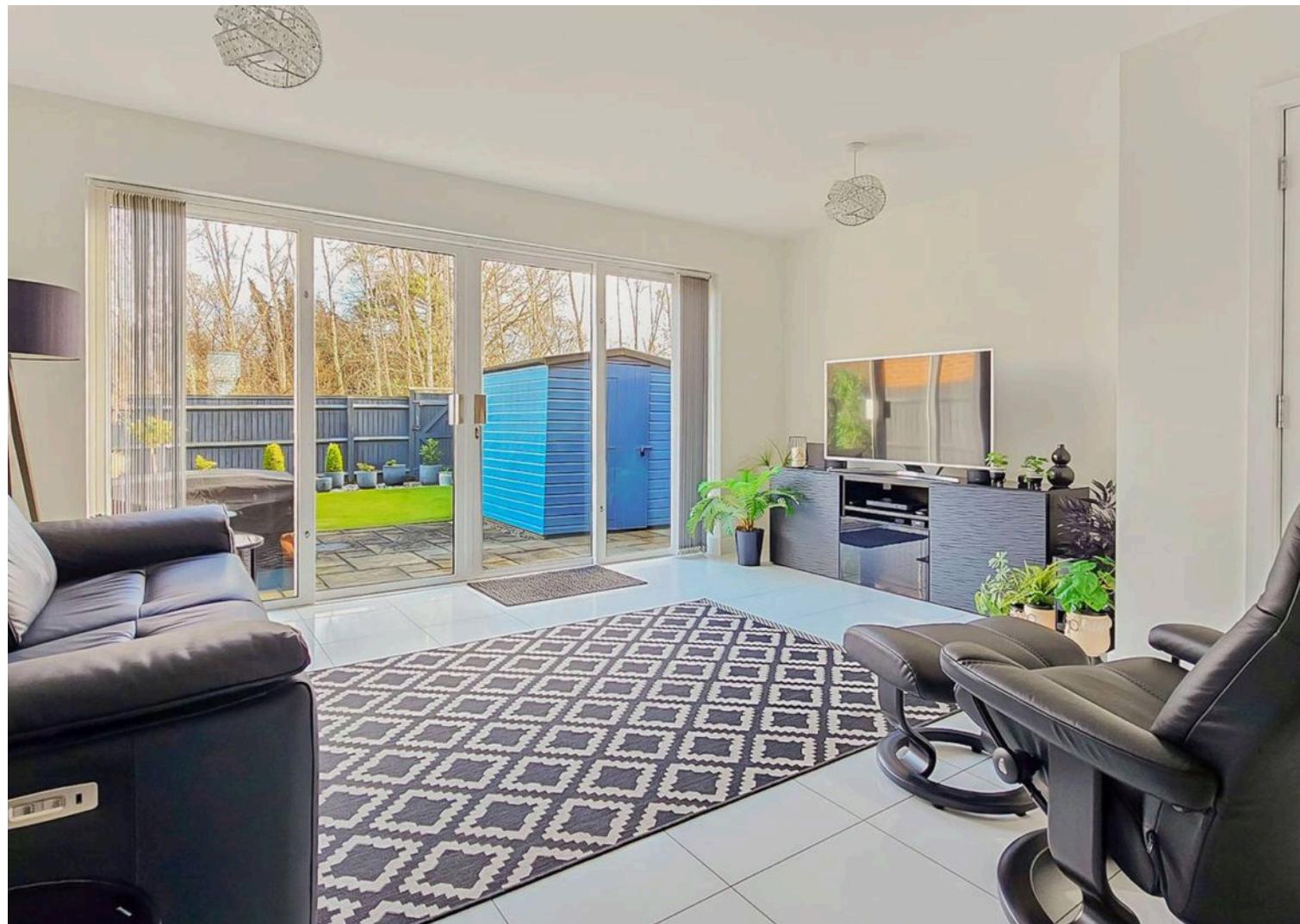
Langmeads Place is an exclusive and private development of just seven detached homes, alongside a small, high quality apartment building, completed in 2014. Perfectly positioned, the development is within walking distance of Angmering on Sea's mainline railway station and conveniently located for both East Preston and Rustington village centres, making it ideal for commuters and families alike. This modern four bedroom detached home is beautifully presented throughout and is arranged over three well planned floors, offering flexible accommodation and a bright, contemporary finish throughout.

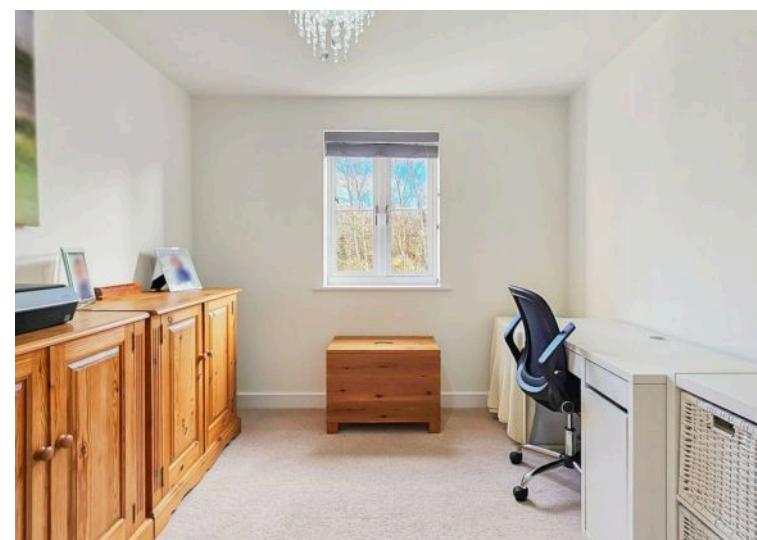
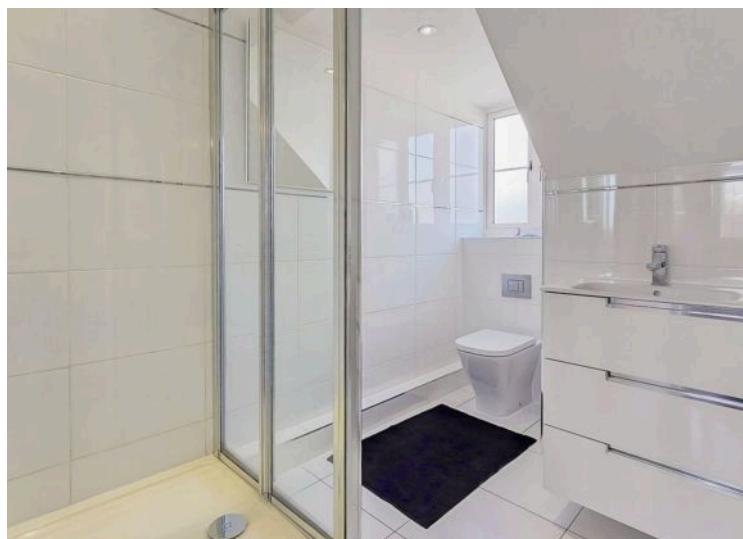
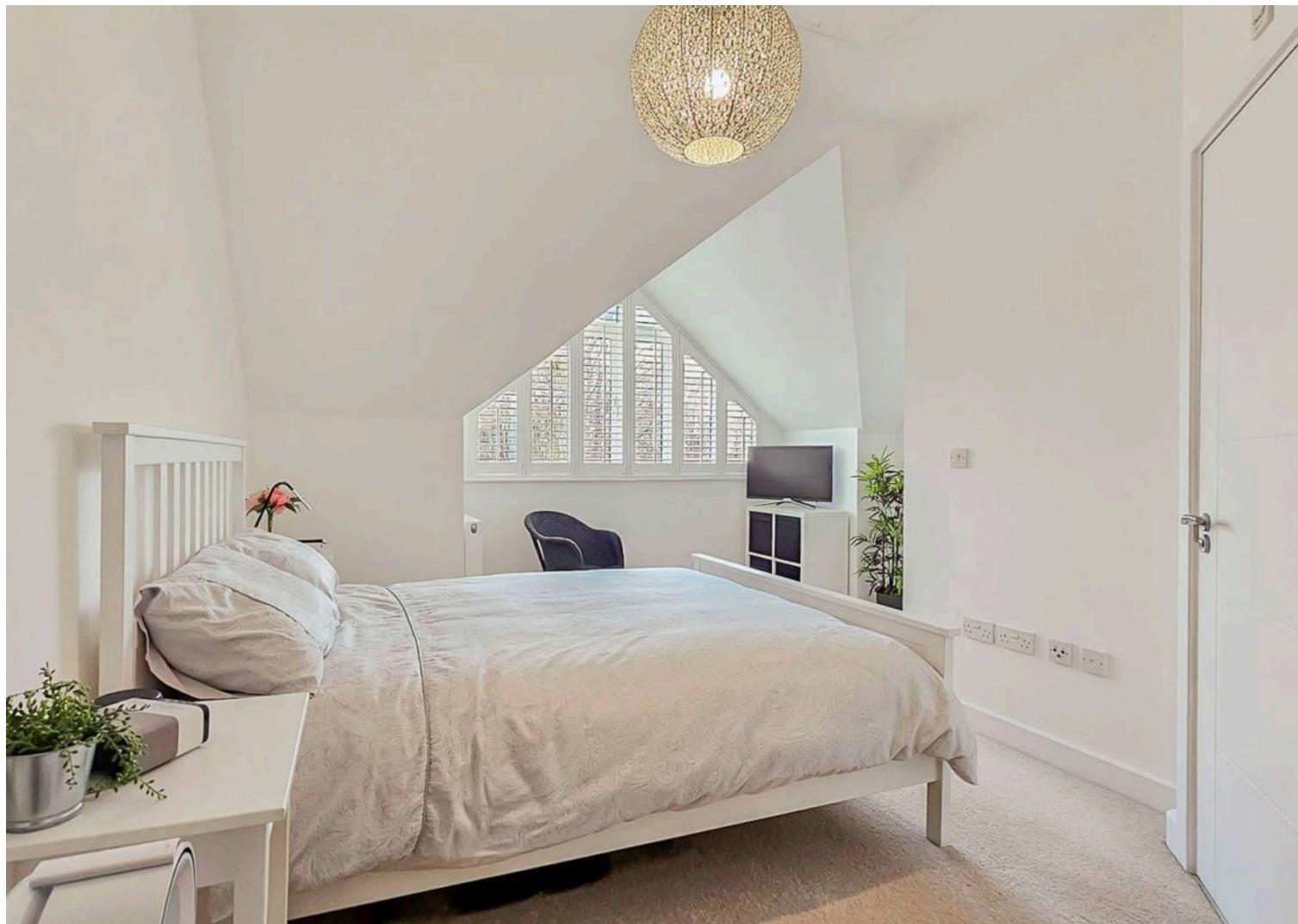
The ground floor features a stylish kitchen with a range of integrated appliances including a fridge freezer, AEG oven, integrated microwave, dishwasher and washing machine. There is space for a dining table, and the kitchen flows seamlessly into the main living area, creating a sociable open plan feel while still allowing defined spaces for cooking and relaxing. The lounge enjoys views over the rear garden and is accessed via full width sliding patio doors, which flood the room with natural light and provide excellent access to the garden. The ground floor further benefits from underfloor heating and a WC.

The first floor offers three bedrooms, comprising two well proportioned double rooms both with built in wardrobes, and a generous single bedroom. The family bathroom is also located on this floor and is fully tiled, fitted with a P shaped bath with overhead shower, WC and basin with vanity unit.

Occupying the entire top floor is the impressive main bedroom suite. This room features a striking glazed gable, providing attractive views over the green to the rear of the development. The en suite shower room is fitted with a walk in shower, WC and basin, and there is additional eaves storage on this level.

Outside, the property benefits from off road parking for two vehicles directly in front of the house. The rear garden is low maintenance and features a patio area, artificial lawn, garden shed and direct access onto the green at the rear.







### **Lounge**

12' 9" x 16' 1" (3.89m x 4.90m)

### **Kitchen**

8' 10" x 12' 5" (2.68m x 3.79m)

### **Hall**

### **WC**

### **Bedroom 2**

9' 10" x 10' 11" (2.99m x 3.32m)

### **Bedroom 3**

8' 10" x 9' 10" (2.68m x 2.99m)

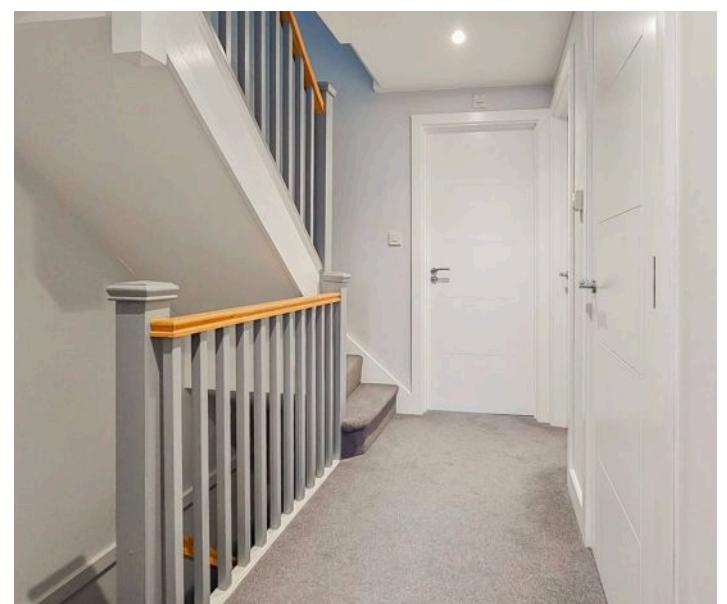
### **Bedroom 4**

6' 10" x 7' 1" (2.08m x 2.15m)

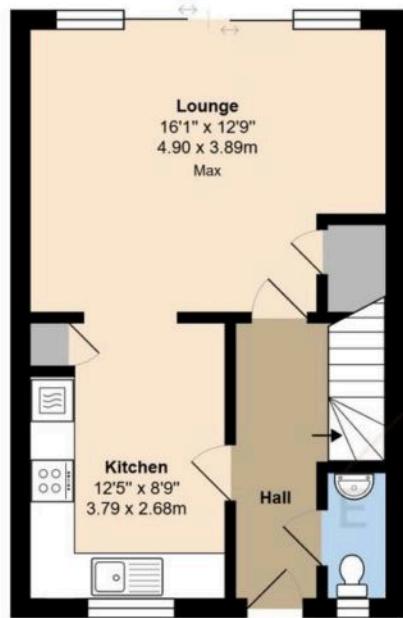
### **Bedroom 1**

19' 0" x 13' 9" (5.80m x 4.18m)

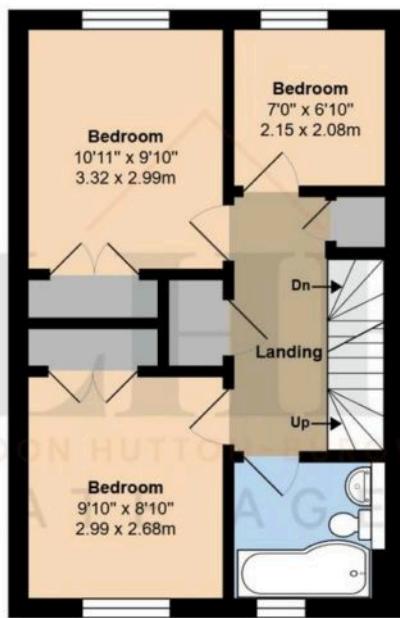
### **Bathroom**



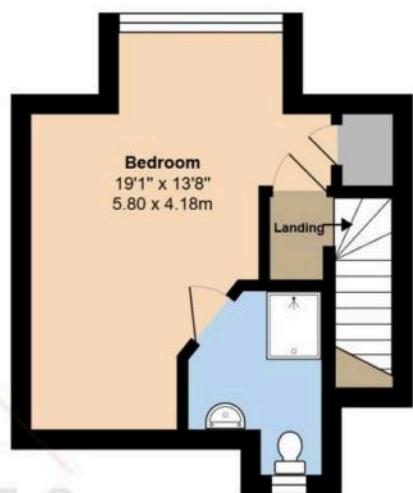




Ground Floor



First Floor



Second Floor

Total Approx. Floor Area 1130 ft<sup>2</sup> ... 105.0 m<sup>2</sup>

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 2026

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