



9 UPPER DRIVE

EAST PRESTON | BN16 1QN

SW
Sims Williams

THE RED HOUSE

9 UPPER DRIVE, EAST PRESTON, BN16 1QN

GUIDE PRICE £895,000 FREEHOLD

- 1930's Detached Family Home
- Located in a Quiet Sought After Location
- Within Walking Distance to the Beach
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room with Open Fireplace
- Spacious Dining Room with Bay Window
- Four Double Bedrooms
- Mature Private Front & Rear Garden
- Garage & Driveway Parking

A beautifully presented detached 1930s family home, tucked away down a private lane, perfectly situated just a short stroll from local amenities and the seafront on the exclusive Angmering-on-sea private estate. The property offers four double bedrooms, a modern fitted kitchen, a sitting room with a fireplace, an integral garage, and driveway parking.

Upon arrival, you are welcomed into an inner porch with useful hanging space for coats, which leads through to the main hallway with original doors, wood flooring and oak panelling, providing access to all principal rooms. The light and spacious sitting room features French doors opening into the garden room, along with chimney breast with an open fire place. There is also a spacious dining room with a large bay window, a ground-floor cloakroom, and a door leading to the integral garage.

The modern kitchen/breakfast room is fitted with a range of base and eye-level units, along with integrated appliances, including a fridge/freezer and dishwasher, as well as a freestanding range cooker and a side door providing external access. The kitchen also offers space for a dining table and chairs and hatch way through to the Dining Room.

On the first floor, there are four double bedrooms, one of which is currently used as a sitting room with bespoke fitted units. The modern family bathroom includes a walk-in shower, a freestanding bath, a hand wash basin, and a separate WC.

Outside, the landscaped rear garden is surrounded by mature trees and shrubs, offering generous amounts of privacy. To the front, there is a well-maintained garden, driveway parking, and access to the integral garage.



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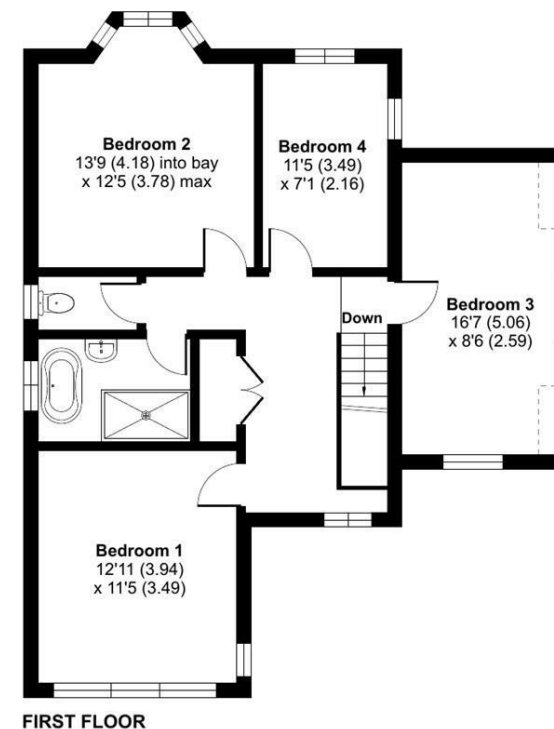
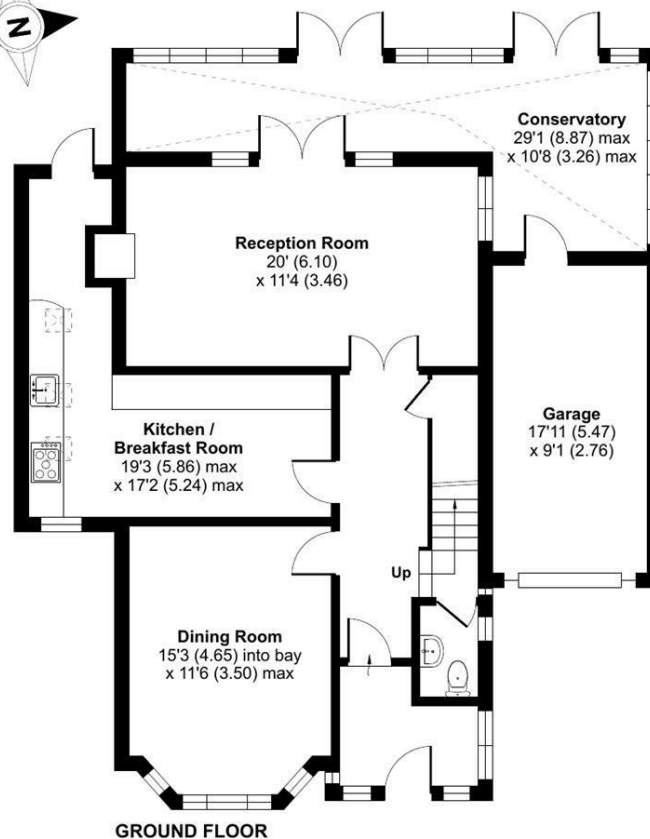
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EPC Band - Current - D Potential - B

Council Tax Band F

Upon leaving Arundel onto the A27 towards East Preston on North Lane and then Sea Road. Turn left into Vermont Drive, right on to the Angmering on Sea estate, Homelands Avenue, left into Southview and follow the road to Upper Drive.



Approximate Area = 1802 sq ft / 167.4 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1963 sq ft / 182.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sims Williams. REF: 1265682



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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