



Total Area: 1100 ft² ... 102.2 m² (Includes Garage)

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 2023

Property Information

Tenure - Freehold

Council Tax Band - E

Energy Efficiency Rating – E46

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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**North Lane, East Preston,
West Sussex, BN16 1HN**
£525,000 Freehold



Extended Detached Bungalow | Three Double Bedrooms | Approximate 138ft West Facing Garden | Requires Modernisation | Lounge / Diner Overlooking The Garden | Bathroom / Separate W.C | Gas Central Heating | Double Glazing | Garage | Driveway | No Forward Chain

An extended older style detached bungalow that requires modernisation and boasts an approximate 138ft WEST FACING GARDEN.

Upon entering the property there is an entrance porch, hallway with storage cupboard, three double bedrooms, lounge / diner with sliding doors dividing the rooms, bathroom, separate w.c and a kitchen with "Aga" oven (this is not currently in working condition though).

The property retains many of its' original features including doors, door handles as well as the picture rails. Other benefits include gas central heating, double glazing a a boarded loft room with drop-down ladder. The property is in need of refurbishment throughout and will be sold with no forward chain.



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Location – Occupying a convenient position within East Preston village with its shops, post office and library all approximately 0.25 miles away, with the sea and greensward approximately 0.5 miles distant. East Preston has a delightful sense of community with many events and a yearly festival.

There is a bus stop directly outside the property for the 700 Bus which is a service that runs from Brighton to Portsmouth and visits all of the coastal towns / villages in between.

Rustington with its more comprehensive shopping centre, including Waitrose is within two miles, whilst Angmering mainline railway station can be found within a mile and provides a regular service to Gatwick Airport and London Victoria (approx 90 minutes).



Outside – The primary feature of the property is its' larger than average west facing garden which is mostly lawned and widens slightly at the far end. There are 2 greenhouses, a shed, a summerhouse as well as a 22'8 x 8'4 workshop. To the front of the property there is a further lawn garden to one side and a block paved driveway leading upto a detached garage.