



TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Information

Tenure - Freehold

Council Tax Band - C

Energy Efficiency Rating – TBC

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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**Ashurst Way, East Preston,
West Sussex, BN16 1AQ**
£325,000 - Freehold

Glyn-Jones



Semi-Detached Bungalow | Two Bedrooms | Requires Modernisation | Lounge | Sun Room | Kitchen/Breakfast Room | Bathroom/W.C | Sizeable And Secluded Rear Garden | Summer House & Work Shop | Popular Location | Garage to Rear | No Forward Chain | EER: TBC

A 1960's built semi-detached bungalow in a popular location on the outskirts of East Preston. The property briefly comprises – Entrance porch, hallway, two bedrooms, lounge with open brick fireplace and door to sun room, kitchen/breakfast room and bathroom/WC.

To the outside the property is on a sizeable plot with a secluded rear garden which is mainly laid to lawn with a patio area. There is a summer house and workshop and at the end of the garden there is rear access via a wooden gate leading to the garage which is in a compound. To the front there is an open plan area of lawn with path to wooden gate leading to the rear garden.

The property requires modernisation for a prospective purchaser and will be sold with no forward chain.



At an Average rating of

4.9/5 ★★★★★



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Location – Conveniently located on the north side of the railway line with easy access to the main trunk roads to neighbouring towns and villages.

East Preston is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton. The village is located just off the A259 which provides good links to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing.

Notably, Angmering mainline railway station is found within approximately 0.4 miles and provides a regular service to Gatwick Airport and London Victoria (approx. 90 minutes).



“Requires Modernisation”

WITH OVER... **500** COMPANY REVIEWS

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



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