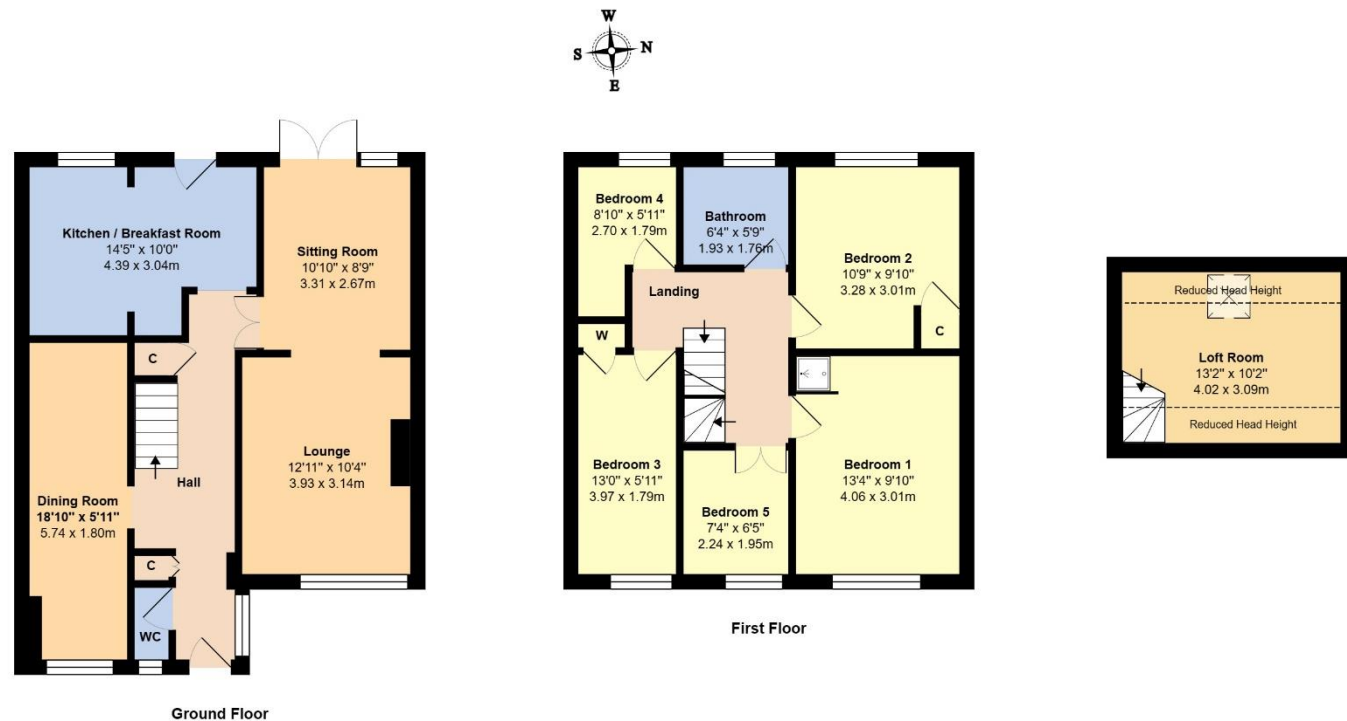


7 Hailsham Close, East Preston
West Sussex BN16 1DW
£409,950 (Freehold)

Glyn-Jones



Total Area: 1306 ft² ... 121.3 m²
 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 Jlm 2024



Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Freehold

Pleasantly situated at the end of a small cul-de-sac within a popular residential location is this significantly extended, semi-detached house.

The property offers versatile accommodation but is currently arranged as five first-floor bedrooms; a lounge/sitting room; separate dining room; kitchen/breakfast room; modern fitted bathroom/WC; and a ground floor cloakroom.

Outside, there is an attractive and well-enclosed rear garden positioned on a favourable westerly aspect, and an open plan front garden of low- maintenance design.

Additional attributes include; gas central heating; double glazing; an extensive array of built-in storage; a carpeted loft space; and ample parking adjacent to the front garden for parking.

The property is located on the immediate outskirts of East Preston village, enabling easy access to the A259, as well as the renowned 700-bus route that operates along nearby Old Worthing Road.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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 conducted a detailed survey nor evaluated the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Rustington Office
 01903 770095
rustington@glyn-jones.com

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Furthermore, a useful local convenience store can be found within 0.2 mile, and a larger superstore in approximately 0.5 mile.

Notably, Angmering mainline railway station, which provides a regular service to London Victoria, via Gatwick, is located within approximately 1 mile.



...an attractive and well-enclosed rear garden positioned on a favourable westerly aspect ...

