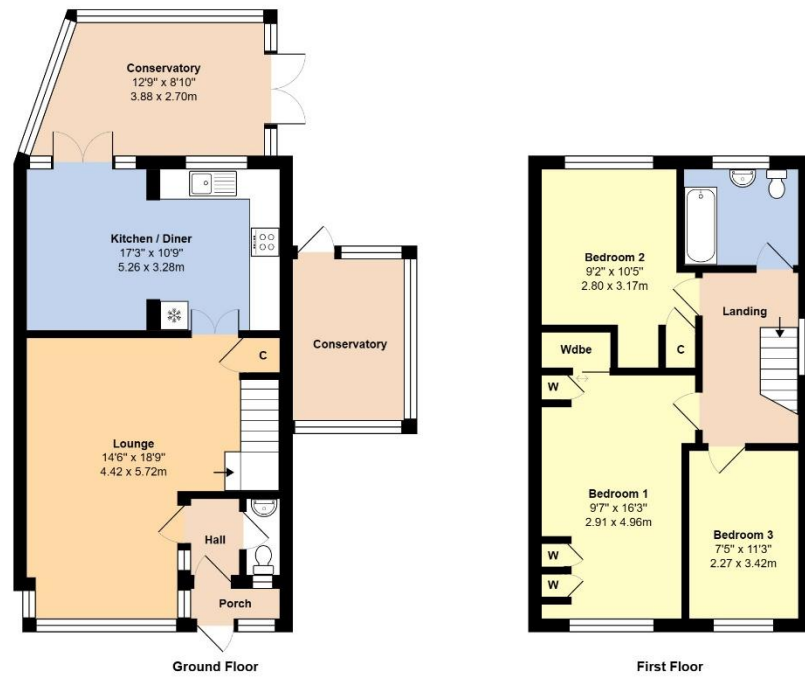


**11 Kenhurst, East Preston,
West Sussex, BN16 1LL
£425,000 Freehold**

Glyn-Jones



Total Area: 1277 ft² ... 118.7 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 2023

**Council Tax Band: D
Energy Efficiency Rating: D**

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 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
01903 770095
rustington@glyn-jones.com

We are delighted to offer for sale this attractive semi-detached house, forming part of this small development conveniently positioned in the heart of East Preston village.

This delightful property offers deceptively spacious and well-maintained accommodation, comprising in brief; entrance porch; entrance hall; ground floor cloakroom; sitting room; kitchen/dining room fitted with a range of modern units and a feature conservatory that overlooks the rear garden. Upstairs are three double bedrooms and a modern bathroom, refitted with a white suite.

The gardens are another fine feature of the property benefitting from a westerly, being mostly laid to lawn and stocked with a variety of shrubs, the gardens extend to the side of the house where a further conservatory is located. The front garden is mostly paved and again stocked with an abundance of shrubs. A garage can be found in a compound located at the rear of the development.

Additional features include gas fired central heating and double glazing.

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

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4.9/5 ★★★★★



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£425,000 Freehold



Kenhurst is a popular development located opposite East Preston Library and within proximity of local shops. More extensive shopping facilities can be found at nearby Rustington. The seafront and greensward can be found in approximately one mile.

Angmering mainline railway station is also just over a mile away and provides a regular service to Gatwick Airport and London Victoria (90 minutes). The area benefits from a wide variety of recreational facilities including Angmering-on-sea tennis club, sailing at East Preston and Chichester, and established golf courses at Ham Manor and Littlehampton. A little further afield there is the historic town of Arundel with castle and cathedral, and horse and motor racing at nearby Goodwood.



Spacious semi-detached house with feature conservatory overlooking rear garden

