



Total Area: 1147 ft² ... 106.5 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 Jtm 2024

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

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 conducted 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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2 Lavinia Way, East Preston
West Sussex BN16 1EF
£410,000 (Freehold)

Glyn-Jones



Occupying a generous corner plot is this extended detached bungalow, which is now offered for sale with the notable benefit of NO ONWARD CHAIN.

Whilst a degree of modernisation and refurbishment is required, the versatility of the accommodation is an attractive feature, boasting the potential to be arranged with three sizeable bedrooms or two separate receptions. There is also a sizeable kitchen and a bathroom/WC.

Externally, the property benefits from a westerly facing rear garden, an open plan front garden, and an adjacent garage atop a driveway enabling off-road parking.

Additional benefits include an 'L' shaped entrance hall, gas central heating, double glazing, and loft storage space.

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

At an Average rating of

4.9/5 ★★★★★



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Lavinia Way is pleasantly situated within 0.5 mile of the village centre and numerous local amenities including both junior and infant schools, library, and village hall. Furthermore, the seafront and Angmering mainline railway station can be found within an approximate 1-mile radius, and the renowned 700 bus service operates within just a few metres of the property.

East Preston is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



...Externally, the property benefits from a westerly facing rear garden....



WITH OVER...



COMPANY REVIEWS

At an Average rating of



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