



Property Information

Tenure - Freehold

Council Tax Band - D

Energy Efficiency Rating – C80



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

10 South View, Angmering-On-Sea Private Estate, East Preston, BN16 1PX Guide Price: £795,000 - Freehold

Glyn-Jones



Spacious Detached Chalet Bungalow | Four Bedrooms (Two Ground Floor, Two First Floor) | Three Bathrooms | South Facing Garden | 23'5 Kitchen / Breakfast Room | 26'5 Lounge / Diner | 27'7 Conservatory | Garage And Large Driveway | Angmering-On-Sea Private Estate | Situated A Few Hundred Yards From The Seafront | No Forward Chain

An exceptional opportunity awaits with this vastly extended and adapted detached chalet bungalow, nestled within the prestigious Angmering-On-Sea Private Estate. Boasting a grand entrance hall with luxurious marble floor tiles, this spacious property offers comfortable living with a touch of elegance.

The ground floor features a master bedroom with French doors opening out to the stunning south facing garden, complete with an en-suite bathroom and dressing room. Additionally, there is a second bedroom with built-in wardrobes and an en-suite shower room. The impressive 26'5 lounge/diner boasts a feature wood burner, while the 27'7 conservatory offers a cozy spot with underfloor heating. The 23'5 kitchen/breakfast room opens up to the garden with French doors, perfect for entertaining guests.

Upstairs, two additional bedrooms – with slightly restricted headroom to the sides – are accompanied by a modern bathroom. The wrap-around garden ensures privacy and tranquility, with a summerhouse featuring power and light. The property also benefits from solar panels owned by the seller, generating electricity that is sold back to the supplier. The Indian Sandstone driveway provides ample off-road parking, alongside the garage.



At an Average rating of
4.9/5 ★★★★★



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**10 South View, Angmering-On-Sea Private Estate,
East Preston, West Sussex, BN16 1PX**
Guide Price: £795,000 - Freehold



Location – South View is situated on the Angmering-On-Sea Private Estate with a nominal residents charge currently levied at £169.60 per annum.

East Preston's local shops can be found within half a mile and the seafront is within just 500 meters. Angmering mainline railway station, with direct commuter trains to London Victoria, is within less than a mile and a half, as is Sainsbury's Superstore.

The village of East Preston offers extensive amenities, including the lawn tennis club, bowls and cricket clubs, a library, numerous coffee shops, bars and restaurants. Beachfront walks along the greensward are popular, to Ferring to the east, or Rustington and Littlehampton to the west.



This spacious detached chalet is the epitome of comfort and style, with four bedrooms, three bathrooms, and four WC's, providing ample space and convenience for a modern family. Offered for sale in good condition throughout with no forward chain, this property is a rare find in a sought-after location. Don't miss the opportunity to view this stunning property and make it your own. Contact us now to arrange a viewing.