



Total Area: 777 ft² ... 72.2 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 2023

Council Tax Band - C
Energy Efficiency Rating – D68

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.



East Preston Office
01903 859440
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Russells Close, East Preston
West Sussex, BN16 1BT
£390,000 - Freehold

Glyn-Jones



Well Presented Semi-Detached Bungalow | Two Double Bedrooms | South Facing Garden | South Facing Lounge / Diner | Conservatory | Re-Fitted Fully Tiled Kitchen And Bathroom | Gas Central Heating (New Boiler Installed In January 2022) | Double Glazing | Garage | Driveway

A semi-detached bungalow which is presented in very good order throughout and benefits from a well-maintained south facing garden.

In brief, the accommodation comprises of a spacious lounge/diner with adjoining conservatory, modern fully tiled kitchen, two double bedrooms with built in wardrobes and a modern bathroom/w.c with separate shower cubicle. The property is presented in good condition throughout and benefits from gas central heating with a new boiler installed in January 2022 and double glazed windows.

To the rear, there is a beautifully maintained south facing garden which is mainly laid to lawn with a path to one side and a paved patio adjacent to the property. There are also various shrub borders, a small greenhouse and a metal storage shed. To the front, there is a block paved drive leading up to a large single garage.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Russells Close, East Preston, West Sussex, BN16 1BT

£390,000



Location – Located in a popular no through road close to the heart of East Preston village and within easy access to major trunk roads to the ever popular Worthing and Chichester shopping locations.

East Preston is a charming seaside village with a strong community spirit coupled with friendly shops and post office. There is also the coastline 700 bus route passing through the village along with Angmering mainline railway station (located within 1 mile) with links to London Victoria.

