



**92 North Lane, East Preston,  
West Sussex, BN16 1HE**  
£365,000 - Freehold

**Glyn-Jones**



**Property Information**

Total Area: 833 ft<sup>2</sup> ... 77.4 m<sup>2</sup>

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

Tenure – Freehold

Council Tax Band - C

Energy Efficiency Rating – D65

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.



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**Extended Semi-Detached Bungalow | Two Bedrooms | Approximate 150ft Rear Garden | 29'6 Lounge / Diner | Kitchen / Breakfast Room | Separate Utility Room | Garage | Gas Central Heating | Double Glazing | Situated Within A Few Hundred Yards Of The Village | No Forward Chain**

Introducing this spacious extended semi-detached bungalow in the heart of East Preston village. Boasting approximately 150ft of rear garden, this property offers a peaceful retreat just a few hundred yards from the village centre.

Step inside to discover a generous 29'6 lounge/diner with patio doors opening onto the garden, a kitchen/breakfast room, separate utility room, and a single garage. The property features gas central heating, double glazing, and offers the potential for modernisation to truly make it your own.

With two bedrooms and one bathroom/W.C, this home provides comfortable living space in a sought-after neighbourhood. Just one mile from Angmering mainline railway station with a direct route to London Victoria, commuting is a breeze.



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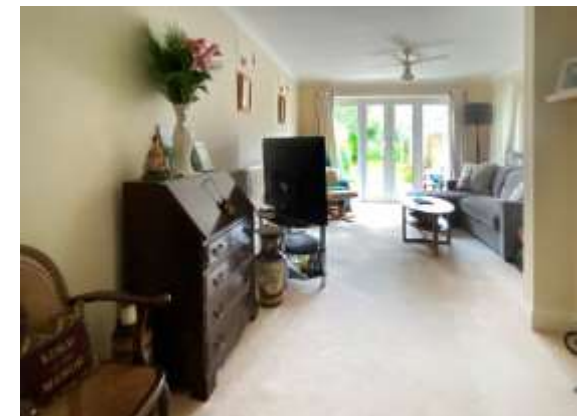
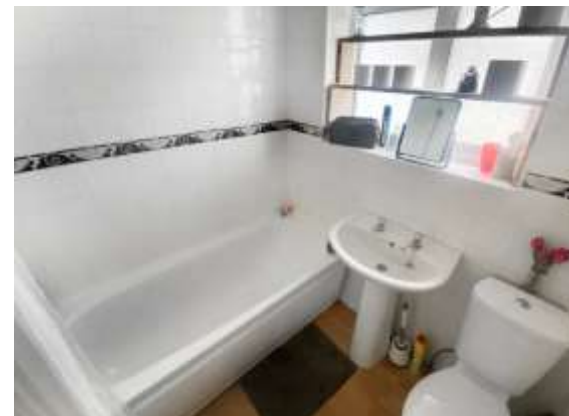
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The garden is mainly lawn with various shrub borders, and at the far end sits a double garage in need of repair. This property is to be sold with no forward chain, offering a seamless transaction for any potential buyer.

Don't miss this opportunity to view this charming property in East Preston village. Contact us today to arrange a viewing.



*“No forward chain”*

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

At an Average rating of **4.9/5** ★★★★★



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