

# 7 Hailsham Close, East Preston BN16 1DW

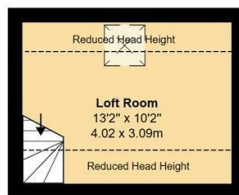
£375,000 - Freehold

Glyn-Jones



Total Area: 1306 ft<sup>2</sup> ... 121.3 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 jtm 2024



TENURE - Freehold

Council Tax Band: D  
Energy Performance Rating: C

AGENT'S 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.

WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

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



Glyn-Jones & Company  
Rustington Office Sales  
01903 770095  
rustington@glyn-jones.com

- Significantly Extended Semi-Detached House
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Double Glazing
- Cul-De-Sac Location
- Versatile Accommodation Currently Arranged as Five Bedrooms/Two Reception Rooms
- Bathroom/WC
- Gas Central Heating
- West Facing Rear Garden
- EER: C

Pleasantly situated at the end of a small cul-de-sac within a popular residential location is this significantly extended, semi-detached house.

The property offers versatile accommodation, but is currently arranged as five first-floor bedrooms; a lounge/sitting room; separate dining room; kitchen/breakfast room; modern fitted bathroom/WC; and a ground floor cloakroom.

Outside, there is an attractive and well-enclosed rear garden positioned on a favourable westerly aspect, and an open plan front garden of low maintenance design.

Additional attributes include; gas central heating; double glazing; an extensive array of built-in storage; a carpeted loft space; and ample parking adjacent to the front garden for parking.

The property is located on the immediate outskirts of East Preston village, enabling easy access to the A259, as well as the renowned 700-bus route that operates along nearby Old Worthing Road.

Furthermore, a useful local convenience store can be found within 0.2 mile, and a larger superstore in approximately 0.5 mile.

Notably, Angmering mainline railway station, which provides a regular service to London Victoria, via Gatwick, is located within approximately 1 mile.

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

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

Glyn-Jones

Glyn-Jones & Company  
Rustington  
01903 770095



7 Hailsham Close, East Preston, West Sussex, BN16 1DW

