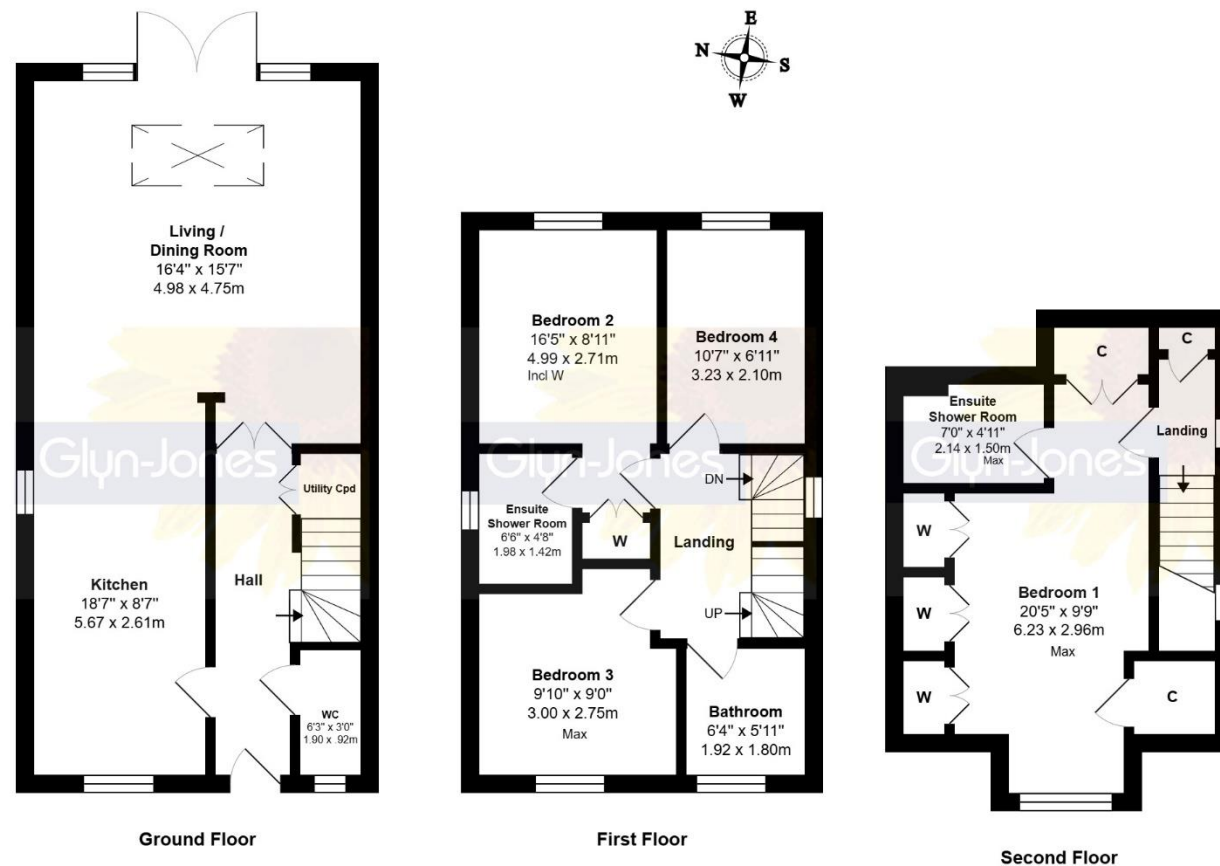


# 11 Lime Tree Close, East Preston, West Sussex, BN16 1JA £650,000 (Freehold)

Glyn-Jones



Total Approx. Floor Area 1335 ft² ... 124.0 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jlm 2025

**Council Tax Band: E**  
**Energy Efficiency Rating: B**  
**Tenure: Freehold**  
**Estate Fee: £10.00 per month** (covers maintenance of communal garden areas)



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.



Rustington Office  
01903 770095  
rustington@glyn-jones.com



**It is our pleasure to present this outstanding four-bedroom detached residence to the market, delightfully located within a small cul-de-sac on the immediate outskirts of the village centre.**

Constructed by multi-award winning The Pure Group in 2020, this wonderful home boasts bright and deceptively spacious accommodation arranged over three floors and truly is a must-see for anyone looking for a 'turnkey' purchase.

A notable attribute is the open plan living space that incorporates a spacious living/dining room featuring a pitched roof lantern and 'French' style doors leading to the rear garden, as well as a stunning kitchen encompassing an extensive range of stylish units, ample work surface space and high spec integrated appliances. Additionally, there are two en suite shower rooms, a family bathroom, and a ground floor cloakroom.

Outside, the aforementioned garden is well-enclosed and is primarily laid to lawn, with a surrounding paved patio/pathway. There is also a small timber shed, gated access from the side, and an external power supply (currently disconnected). Importantly, two allocated parking spaces are located to the front of the property, along with an EV charging point.



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£650,000



“ ... a stunning kitchen encompassing an extensive range of stylish units, ample work surface space and high spec integrated appliances ...



Further benefits include a combination of gas underfloor and radiator heating; double glazing; contemporary floor coverings, a water softener, and an array of built-in storage throughout.

The situation of the property is another key feature, being within only 0.25-miles of East Preston village centre, with its useful range of shops, and approximately 1-mile from the picturesque seafront and greensward.

Public transport links are also conveniently close by, with the renowned 700 bus service operating along neighbouring The Street, plus Angmering mainline railway station, which affords a regular service to London Victoria via Gatwick, found in approximately 1-mile.

