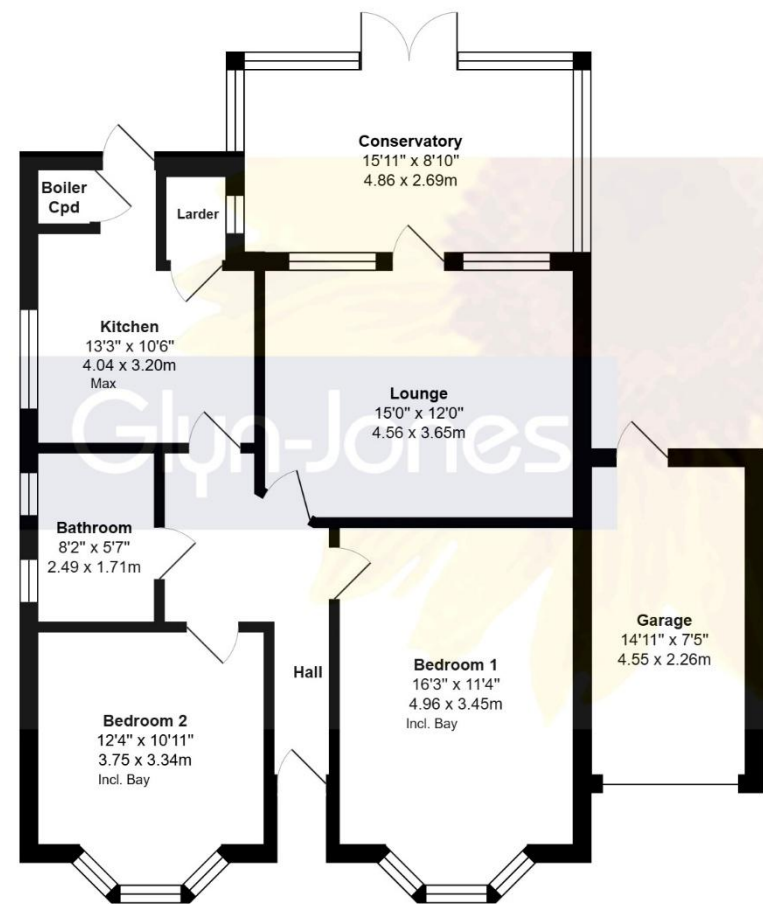




Total Approx.Floor Area 1059 ft² ... 98.3 m² (Includes Garage)

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 1st Image 2025

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: TBC

WITH OVER...

500

COMPANY
REVIEWS
NOW
RECEIVED

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 conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

**61 Worthing Road, East Preston,
West Sussex, BN16 1DE**
£385,000 Freehold



An opportunity to purchase this spacious older style detached bungalow offered for sale with the benefit of no on-going chain.

Inside, the accommodation features two generously sized double bedrooms. The lounge opens to a conservatory at the rear, where large windows provide views across the enclosed garden. A modern kitchen is fitted with contemporary units and worktops. Completing the internal accommodation is an updated bathroom, fitted with both a bath and a separate shower.

The property further benefits from an enclosed rear garden of low maintenance design. A private driveway leads to a garage with up and over door and door to the rear garden.

In addition, the property features from gas central heating and is being offered for sale with the benefit of no onward chain.

WITH
OVER...

500

COMPANY
REVIEWS

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

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www.glyn-jones.com

61 Worthing Road, East Preston, West Sussex, Bn16 1DE
£385,000 Freehold

The property is conveniently situated on the immediate outskirts of the village centre, within just 0.5 mile of Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, as well as within close proximity to local shops at Station Parade and Downs Way. Rustington village centre with its extensive range of independent retailers, cafés and restaurants can be found within approximately 1.5 miles.

East Preston is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



offered for sale with the benefit of no ongoing chain

