



Total Area: 1645 ft² ... 152.8 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: F
Energy Efficiency Rating: D (62)
Tenure: Freehold

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 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
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rustington@glyn-jones.com

**En Passant, Kingston Lane, East
 Preston, West Sussex, BN16 1RP**
£725,000 (Freehold)



It is our pleasure to offer for sale this exceptionally spacious detached bungalow occupying a large, secluded plot within this popular semi-rural location.

The property which offers bright and spacious accommodation features; entrance porch; entrance hall; double aspect lounge with open fireplace, opening to the dining area and kitchen/breakfast room, fitted with a range of modern units and some integral appliances. A conservatory located off the kitchen provides access to the garden. There are three double bedrooms, one of which benefits from built in wardrobes and a spacious family bathroom.

The property is set back from the road and approached via a long private driveway and leads to a single garage. The mature gardens are an outstanding feature, extending to all four sides and offering a good deal of seclusion, being mostly laid to areas of lawn, and planted with a wide variety of mature trees and shrubs. In addition, there are two timber sheds, a brick built potting store and outside w.c

The bungalow offers tremendous scope for extension/alteration subject to planning consents (we understand there is lapsed planning consent for a loft conversion, to provide two further bedrooms and a bathroom).

Further benefits include: gas fired central heating and double glazing.

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

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Glyn-Jones
 Rustington Office
 01903 770095
www.glyn-jones.com

En Passant, Kingston Lane, East Preston, West Sussex, BN16 1RP

£725,000 Freehold



Occupying a quiet semi-rural location, East Preston village with its shops, post office and library are approximately 0.25 miles away, with the sea and greensward approximately 0.5 miles distant. Rustington with its more comprehensive shopping centre, including Waitrose is within two miles, whilst Angmering mainline railway station can be found within a mile and provides a regular service to Gatwick Airport and London Victoria (approx 90 minutes).

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton. A little further afield is the historic town of Arundel with castle and cathedral, horseracing at Goodwood at Fontwell and Chichester Festival Theatre.



A spacious detached bungalow, occupying a superb, secluded plot in a semi-rural location.



WITH OVER...



COMPANY REVIEWS

At an Average rating of



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