



*10 Kithurst Close,*  
East Preston,  
West Sussex, BN16 2TQ

**Glyn-Jones**  
& COMPANY





# *10 Kithurst Close,*

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Kithurst Close is located on the prestigious Willowhayne Estate and close to the beach and greensward.

This detached bungalow is on a sizeable plot and well set back from the road, approached via a long drive to the double garage.

There is spacious accommodation with large entrance hall, three reception rooms, kitchen, three sizeable bedrooms – one with an en-suite shower room, family bathroom and cloakroom.

The property could benefit from a small amount of internal updating and has the potential for future extending or remodelling (stp).

The Willowhayne Private Estate is considered highly desirable and has gated access at weekends to increase the security and privacy. There is direct beach access from various points on the estate.

East Peston is a thriving coastal village with local shopping and numerous activities with a strong community spirit. More extensive shopping can be found at Rustington, which is approximately two miles distant.

*£825,000*







## Accommodation

Step up to UPVC front door with obscure glazed panel and glazed side panels to:-

### ENTRANCE HALL

Large entrance hall; wooden flooring; alarm system; thermostat control; double cupboard with hanging rail and shelf above and smaller cupboard above; access to loft space; airing cupboard housing British Gas boiler, slatted shelving and cupboard above; concealed radiator with shelf above.

### LOUNGE 19' 11" x 14' 6" (6.07m x 4.42m)

Natural stone fireplace and hearth with coal effect gas/electric fire; double glazed windows; further glazed window to side; three wall light points; TV point; two radiators; square opening to:-

### DINING ROOM 11' 2" x 10' 6" (3.4m x 3.2m)

Sliding doors to conservatory; two wall light points; glazed window to side of property; radiator; door to:-

### KITCHEN 14' 0" x 9' 11" (4.27m x 3.02m)

Range of light wood effect base and wall mounted units and drawers; work top surface; Bosch four ring electric hob; stainless steel extractor hood; Bosch oven and integrated Baumatic microwave; integrated Bosch dishwasher; space for tall fridge/freezer and washing machine; one and a half bowl stainless steel sink with mixer tap; wine rack; double glazed window; radiator; tiled flooring; part tiled walls; spot lights in ceiling; door to:-

### CONSERVATORY 13' 7" x 12' 11" (4.14m x 3.94m)

Double glazed windows; pitched glazed roof; double sliding doors to the rear garden and single door to side; tiled flooring; sliding door to dining room.

### WC

Glazed window; low level WC; vanity sink with mixer tap; part tiled walls; tiled floor.

### BEDROOM ONE 16' 8" x 13' 1" (5.08m x 3.99m)

Double aspect room; radiator; door to:-

### EN-SUITE SHOWER ROOM

Obscure double glazed window; chrome towel radiator; low level WC; pedestal wash hand basin with mixer tap; double shower cubicle with sliding door; fully tiled walls; tiled flooring.

### BEDROOM TWO 14' 11" x 11' 11" (4.55m x 3.63m)

Radiator; glazed window; double wardrobe with cupboard above, single cupboard with shelving and drawers and further cupboard above.

### BEDROOM THREE/STUDY 14' 11" x 11' 10" (4.55m x 3.61m)

Double wardrobe with hanging rail and shelf above with further cupboard above; radiator.

### BATHROOM

Pedestal wash hand basin; low level WC; bath with handgrips and shower over; radiator; fully tiled walls; tiled flooring;

### REAR GARDEN

Paving slab patio area to side and deep borders with mature shrubs and bushes; tarmac area for drying washing; side access via a wrought iron gate to front; the rear garden is beautifully maintained being very private and secluded, mainly laid to lawn with deep borders, mature shrubs and bushes; central tree; patio area.

### FRONT GARDEN

Large tarmac drive to double garage with ample off road parking; side access to either side via wrought iron gates; area of lawn; mature borders with shrubs, bushes and trees; paved area; concealed area for recycling and bins etc; water butt.



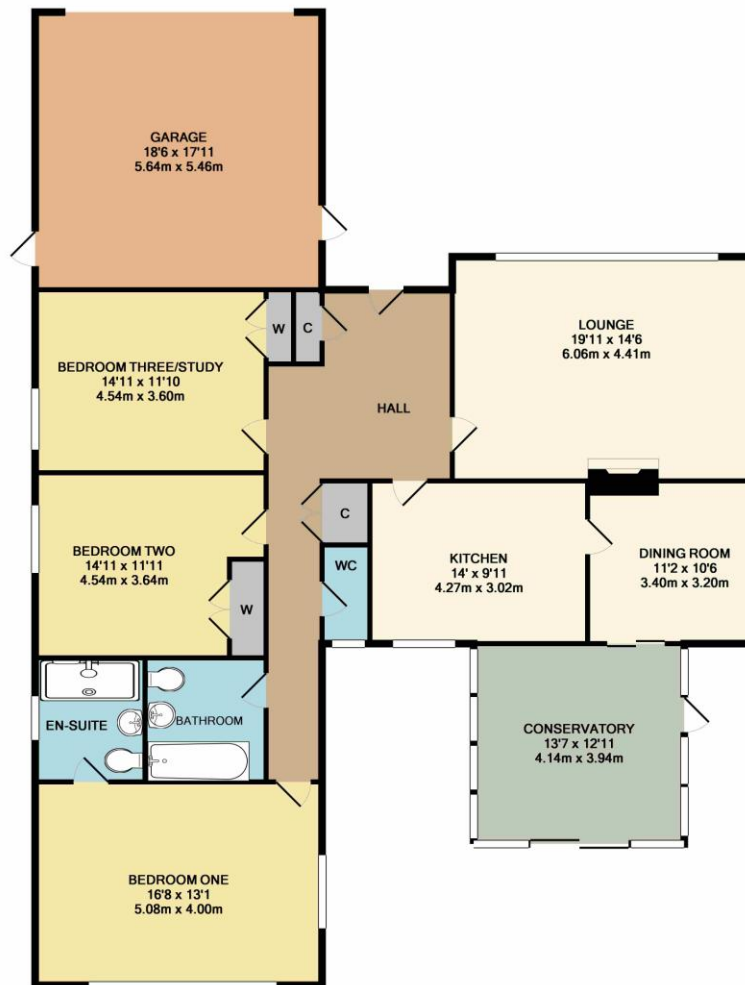


Council Tax Band - F  
Energy Efficiency Rating Band - D

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TOTAL APPROX. FLOOR AREA 2021 SQ.FT. (187.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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