



21 Michel Grove  
East Preston  
West Sussex, BN16 2SX

94 The Street, Rustington, West Sussex, BN16 3NJ  
Tel: 01903 770095  
Email: [rustington@glyn-jones.com](mailto:rustington@glyn-jones.com)  
[www.glyn-jones.com](http://www.glyn-jones.com)



# 21 Michel Grove

## East Preston

West Sussex, BN16 2SX

A particularly bright and spacious detached bungalow, refurbished to a high standard, and located on the exclusive private Willowhayne Estate.

This outstanding detached bungalow offers accommodation in excess of 2100 sq. ft. The property has been recently improved and updated and is offered for sale, in our opinion, in exceptional condition throughout.

The bright and spacious accommodation on offer, comprises in brief: 21' sitting room, refurbished kitchen/breakfast room, and four bedrooms, with two bathrooms. There is also a conservatory and cloakroom.

Recent improvements include a contemporary refitted kitchen (2026), refurbished bathrooms and cloakroom, new flooring (2026) and new gas fired boiler. Solar panels are fitted to the rear roof of the property and both the kitchen and conservatory enjoy underfloor heating. The property is double glazed and has a large detached double garage.

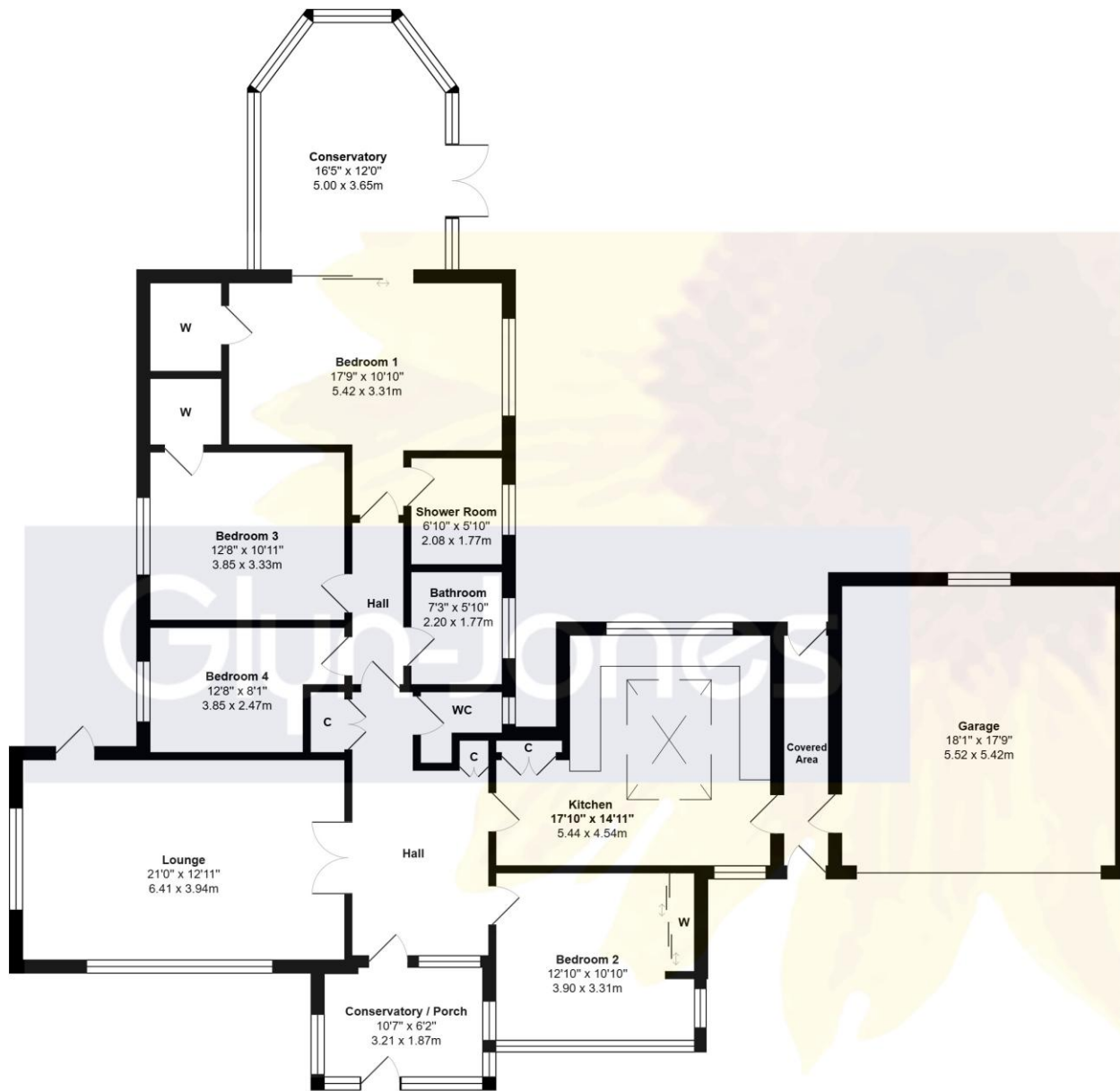
The bungalow sits on a generous plot with a good size landscaped rear garden mainly laid to lawn with well stocked borders. There is a further hidden section of land beyond the fence line. To the front is a large driveway providing off road parking for numerous vehicles, approached via a remote controlled gate.

East Preston village centre is located within less than a mile. The village offers extensive amenities with cafes, restaurants, library, churches, doctors surgery and a convenience store. Extensive leisure activities include golf at Angmering and Rustington, tennis at Angmering on Sea, and sailing at East Preston. Angmering mainline railway station (approx. 0.8 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Rustington village can be found within just over a mile and provides more extensive shopping with Waitrose Supermarket, and a wide range of national and independent retailers.

**£1,295,000 - Freehold**





Total Area: 2159 ft² ... 200.6 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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2026

## Room Measurements

Entrance Porch / Sunroom - 10'7" x 6'2" (3.21m x 1.87m)

Entrance Hall - 10'6" x 8'10" (3.20m x 2.69m)

Sitting Room - 21' x 12'11" (6.41m x 3.94m)

Kitchen/Breakfast Room - 17'10" x 14'11" (5.44m x 4.54m)

Inner Hallway - 10'6" x 3'2" (3.20m x 0.97m)

Bedroom 1 - 17'9" x 10'10" (5.42m x 3.31m)

Ensuite - 6'10" x 5'10" (2.08m x 1.77m)

Conservatory - 16'5" x 12' (5.00m x 3.65m)

Bedroom 2 - 12'10" x 10'10" (3.90m x 3.31m)

Bedroom 3 - 12'8" x 10'11" (3.85m x 3.33m)

Bedroom 4 - 12'8" x 8'1" (3.85m x 2.47m)

Family Bathroom - 7'3" x 5'10" (2.20m x 1.77m)

Inner Hallway - 16'2" x 3'8" (4.93m x 1.12m)

Garage - 18'1" x 19'9" (5.52m x 5.42m)

Council Tax Band: G

Energy Performance Rating: C



94 The Street, Rustington, West Sussex, BN16 3NJ

Tel: 01903 770095

Email: [rustington@glyn-jones.com](mailto:rustington@glyn-jones.com)

[www.glyn-jones.com](http://www.glyn-jones.com)

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.

