

En Passant, Kingston Lane, East Preston BN16 1RP

£685,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **Large Secluded Plot**
- **3 Bedrooms**
- **Lounge & Dining Room**
- **Scope to Extend (STUPC)**
- **Viewing Recommended**
- **Long Private Drive & Garage**
- **Council Tax Band 'F'**
- **EPC Rating: - 'D'**







A detached bungalow which is very pleasantly set within a secluded large plot with gardens to all sides and approached from Kingston Lane via a long private drive.

In brief the accommodation comprises: - entrance hall, two inner halls, double aspect lounge, dining room, modern kitchen, conservatory, three bedrooms and a bath/shower room/WC. Outside there are several different garden areas that surround the property along with the long private drive and garage.

There is also scope to extend the property and there are plans available for two further bedrooms and a bathroom in the roof space along with expired planning permission.

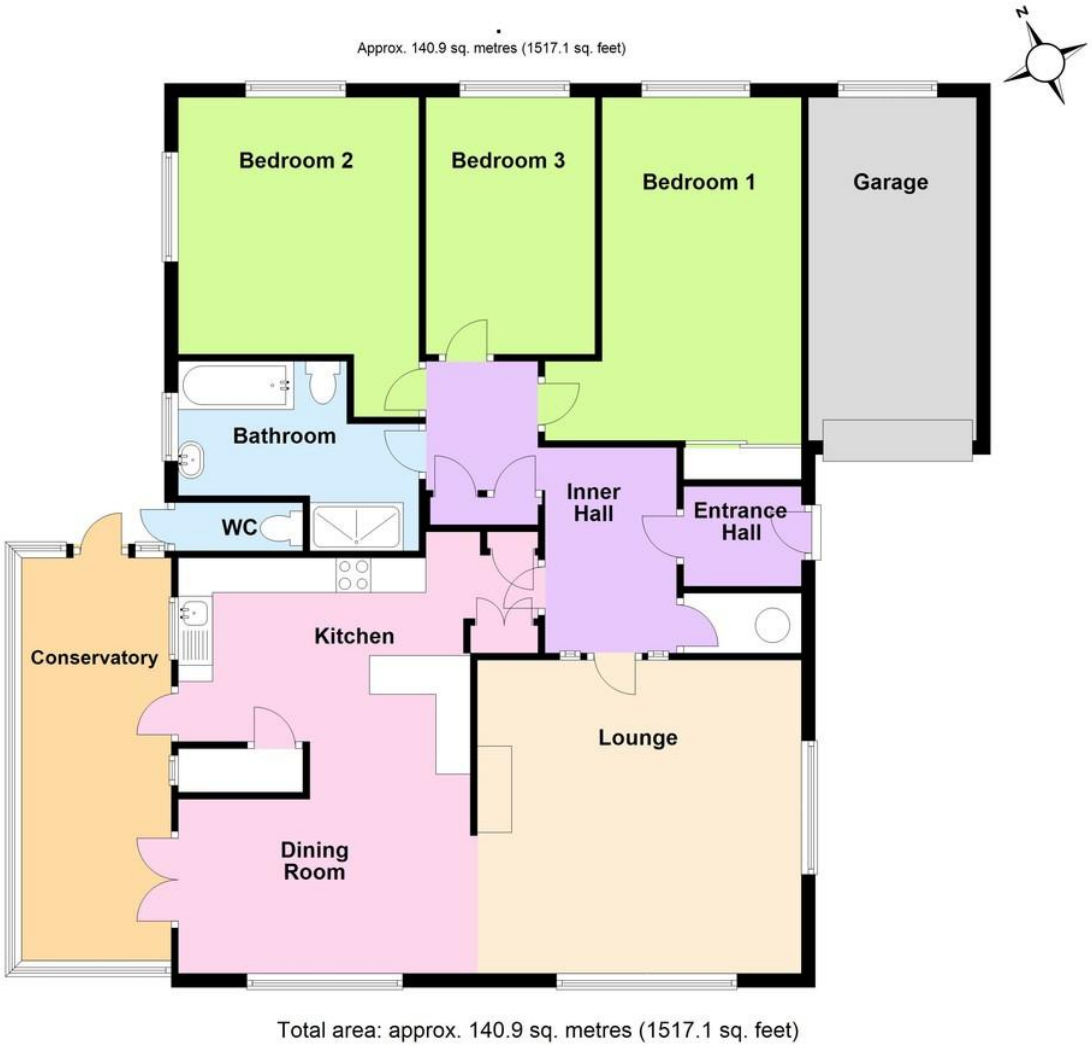
The property is situated just off Kingston Lane in East Preston where local shops are available.

We would strongly recommend viewing this property to fully appreciate the location, accommodation and outside space that this delightful bungalow enjoys.

Council Tax Band 'F'

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Total area: approx. 140.9 sq. metres (1517.1 sq. feet)

ENTRANCE HALL

TWO INNER HALLS

LOUNGE
15' 6" x 14' 10" (4.72m x 4.52m)

DINING ROOM
14' x 8' 3" (4.27m x 2.51m)

KITCHEN
17' 2" x 8' 8" (5.23m x 2.64m)
average measurement

CONSERVATORY
19' x 7' 1" (5.79m x 2.16m)

BEDROOM 1
16' 3" x 9' 5" (4.95m x 2.87m)

BEDROOM 2
12' 2" x 11' 5" (3.71m x 3.48m)

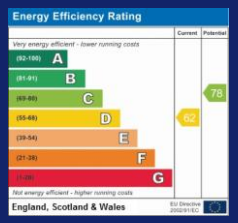
BEDROOM 3
12' 2" x 8' (3.71m x 2.44m)

BATH/SHOWER ROOM/WC

LONG PRIVATE DRIVE TO GARAGE

PARKING FOR SEVERAL VEHICLES

EXTENSIVE GARDENS SURROUND THE PROPERTY



The Property Ombudsman

naea | propertymark PROTECTED

OnTheMarket.com

01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ
sales@hawkemetcalfe.co.uk
www.hawkemetcalfe.co.uk







