



## 12a Nursery Close, East Preston – BN16 1QD

£675,000 Freehold

- Private Cul-De-Sac Location | 0.3 Miles to Beach & Village Centre
- Fully Refurbished & Immaculately Presented Throughout
- Three Bedroom Detached Chalet Bungalow
- Stunning Modern Kitchen with Island & West Facing Garden Access
- Principal Groundfloor Bedroom with En-Suite Shower Room



Tucked away within one of East Preston's most private and exclusive cul-de-sacs, this beautifully presented three-bedroom detached chalet bungalow has been comprehensively refurbished by the current owners, creating a home that is both stylish and incredibly well designed. From the moment you arrive, the attractive frontage and driveway parking for multiple vehicles provide excellent kerb appeal, setting the tone for what lies inside.

At the heart of the home is a stunning, contemporary kitchen, thoughtfully designed with a central island and breakfast bar, integrated appliances, and an abundance of worktop space ideal for keen cooks and entertaining alike. Clever zoning within the design allows space for coffee stations and additional preparation areas, while still accommodating a dining table if desired. Both the kitchen and the main lounge enjoy direct access onto the west-facing rear garden, allowing natural light to flood the ground floor and creating seamless indoor-outdoor living. The lounge is an inviting and well-proportioned space, perfect for relaxing or hosting guests. The ground floor also hosts a superb principal bedroom, complete with fitted wardrobes and drawers that maximise storage, along with a stylish en-suite shower room that complements the bedroom's décor. A separate cloakroom/WC completes the ground floor accommodation. Upstairs, there are two further generous double bedrooms and a modern family bathroom fitted with both bath and shower facilities, offering excellent flexibility for family, guests or those seeking additional work from home space. Externally, the west-facing rear garden is a manageable and private space ideal for those looking to downsize without compromising on outdoor enjoyment. There is rear access to the garage, adding practicality to the layout.

Nursery Close itself is a private cul-de-sac of just 13 homes, with a modest annual road contribution of approximately £50. The location is highly desirable, being just 0.3 miles from the seafront and the heart of East Preston village, with its array of shops, cafés and amenities.





**Garage**

17' 9" x 8' 3" (5.40m x 2.52m)

**Lounge**

21' 11" x 11' 11" (6.67m x 3.64m)

**Kitchen / Diner**

12' 10" x 23' 9" (3.91m x 7.23m)

**Entrance Hall**

**Bedroom 1**

13' 10" x 13' 4" (4.22m x 4.07m)

**Bathroom**

**Bedroom 2**

12' 8" x 11' 11" (3.86m x 3.64m)

**Bedroom 3**

9' 9" x 11' 2" (2.96m x 3.40m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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