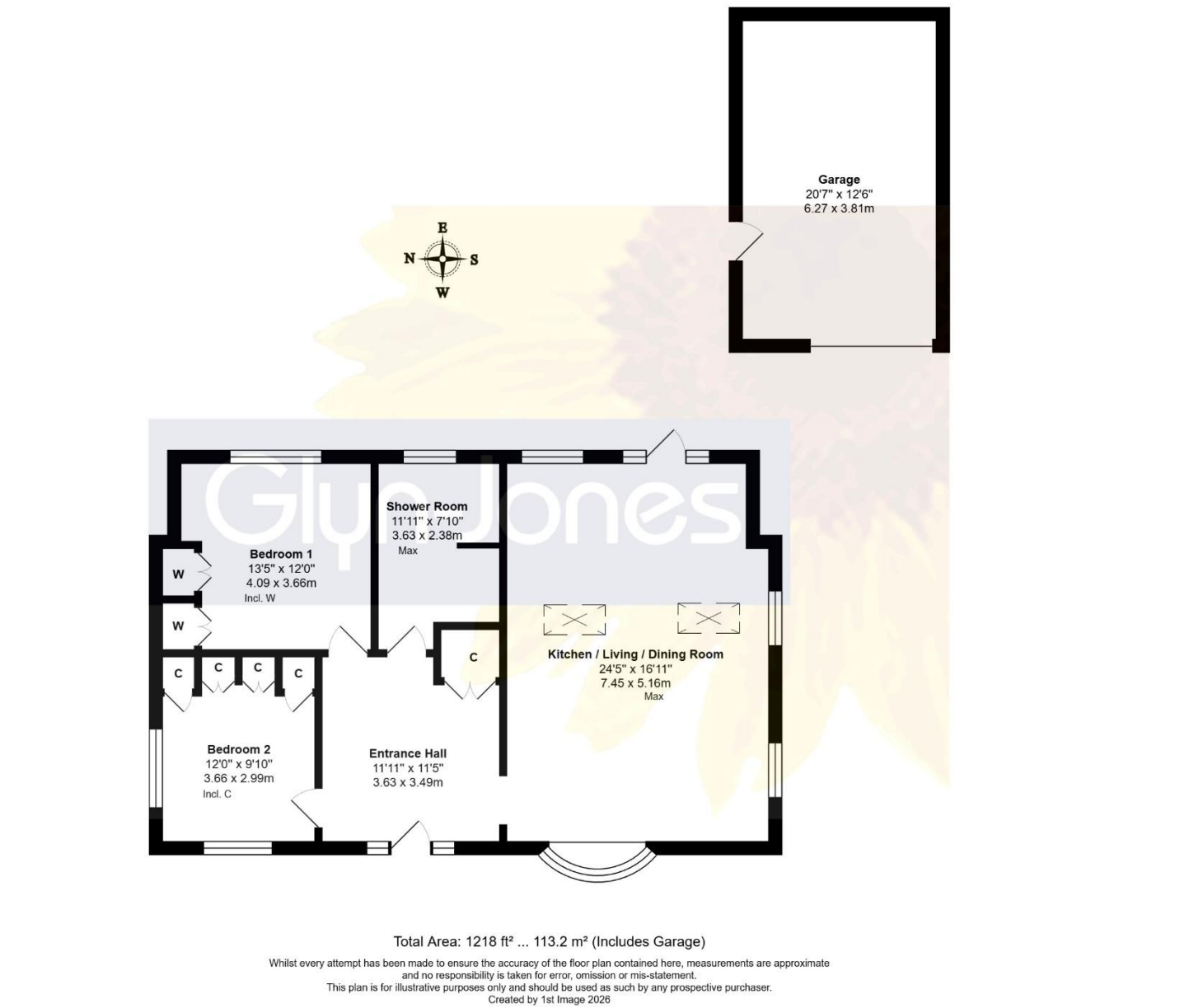




Council Tax Band: E
Energy Efficiency Rating: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

**8 Vermont Way, East Preston,
West Sussex, BN16 1JX**
“Offers in Excess of” £550,000 (Freehold)



Introducing this exceptional, extended detached bungalow to the market, delightfully positioned within a 'no through road' location in close proximity to the village centre.

The property boasts bright and extremely well-appointed accommodation throughout, the highlight of which is the stunning, open-plan, living/kitchen/dining room, with striking vaulted roof and incorporating a stylish range of kitchen units and integrated appliances, as well as skylight windows, an attractive front aspect bay window, striking wooden flooring with heating under, and a door to the rear garden.

In addition, the property offers two double bedrooms, both encompassing built-in storage; a sizeable, refitted shower room (2023); and a generous reception hall.

Outside, the rear garden is very well-enclosed, with secure gated access from both sides, and side access into an enlarged garage that incorporates power, light, and an electric roller door. To the front, there is a partially enclosed garden flanked by a driveway leading to the aforementioned garage.

Additional attributes include gas central heating via a recently updated combination boiler (2025), uPVC double glazing, and fitted shutter blinds.

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

At an Average rating of **4.9/5** ★★★★★

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8 Vermont Way, East Preston, West Sussex BN16 1JX
“Offers in Excess of” £550,000



“...stunning, open-plan, living/kitchen/dining room, with striking vaulted roof and incorporating a stylish range of kitchen units and integrated appliances...”



The situation of the property not only enables easy access to the village centre, with its useful array of local shops, but also to East Preston's picturesque seafront and greensward (approx. (0.5-miles distance).
Public transport links can also be found nearby, with a bus route operating through nearby The Street, whilst Angmering mainline station, with its regular service to London Victoria, can be found in approximately 1-mile.

