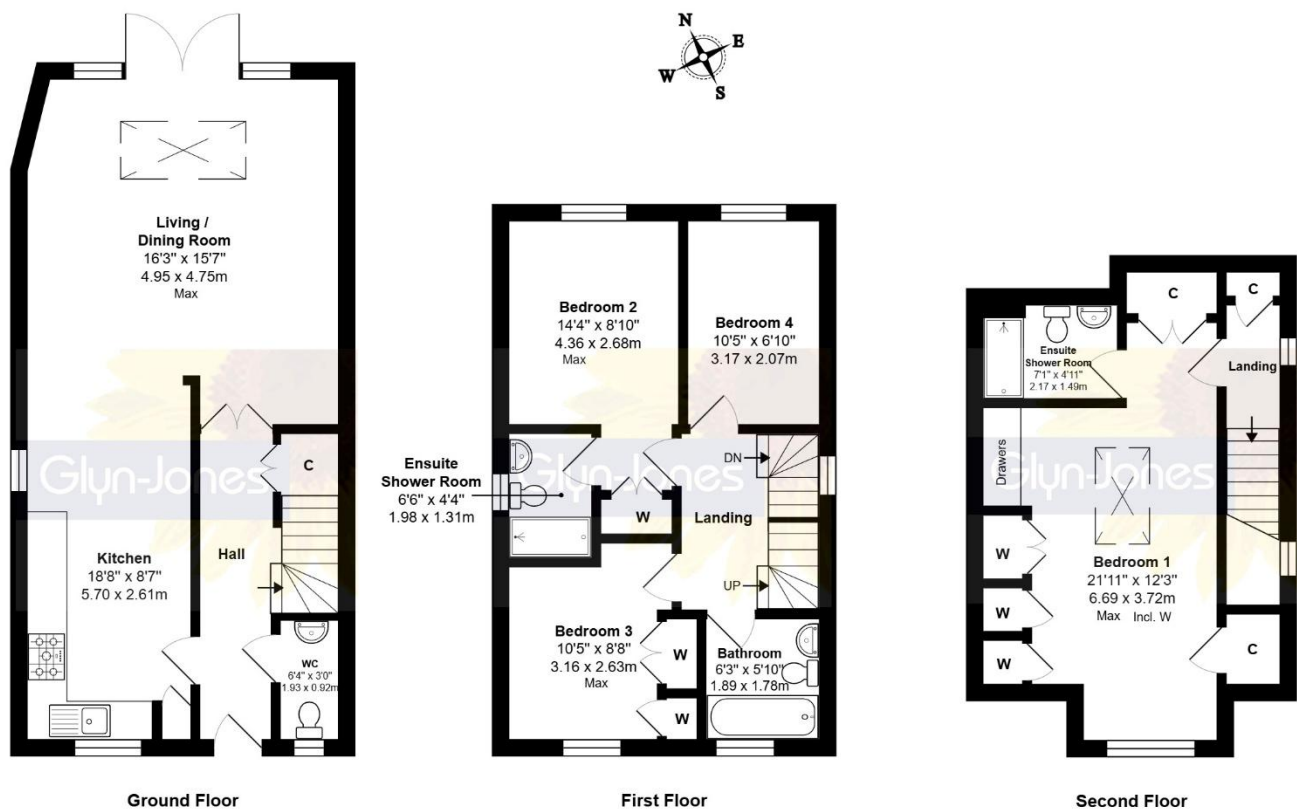


12 Limetree Close
East Preston, BN16 1JA
£600,000 (Freehold)

Glyn-Jones



Total Approx. Floor Area 1335 ft² ... 124.0 m²

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jm 2025

Council Tax Band: E Energy Efficiency Rating: B Estate Fee: *TBC*

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER...

COMPANY REVIEWS NOW RECEIVED

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



It is our pleasure to present this outstanding, four-bedroom, detached residence to the market, delightfully located within a small cul-de-sac found on the immediate outskirts of the village centre.

Constructed by multi-award winning The Pure Group in 2020, this wonderful home boasts bright and deceptively spacious accommodation arranged over three floors; ideal for modern family living.

A notable attribute is the open-plan living space incorporating a spacious living/dining room featuring a pitched roof lantern and 'French' style doors leading to the rear garden, as well as a stunning kitchen comprising an extensive range of stylish units, ample work surface space and high spec integrated appliances. Additionally, there are two en suite shower rooms, a family bathroom, and a ground floor cloakroom.

Further benefits include a combination of gas underfloor and radiator heating; double glazing; contemporary floor coverings, and an array of built-in storage throughout.

WITH OVER...

COMPANY REVIEWS NOW RECEIVED

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

Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

12 Limetree Close, East Preston, BN16 1JA



Outside, the rear garden is very well-enclosed and primarily laid to lawn, with a surrounding paved patio/ shingle pathway.

There is also an attractive timber shed and gated external access both sides. Notably, two allocated parking spaces are located immediately in front of the property.

The situation of the property is particular feature, being within only 0.25-miles of East Preston village centre, with its useful range of shops, and approximately 1-mile from the picturesque seafront and greensward. The larger village of Rustington, which boasts a vast array of shops and restaurants, is found within approximately 1.5-miles distance.

Public transport links are also conveniently close by, with the renowned 700 bus service operating along neighbouring The Street, plus Angmering mainline railway station, which affords a regular service to London Victoria via Gatwick, found in approximately 1-mile.



WITH OVER...
750
COMPANY
REVIEWS
NOW
RECEIVED

At an Average
rating of

4.9/5 ★★★★★

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