



## 10 Sea Road, East Preston – BN16 1JP

£500,000 Freehold

Offered Chain Free • Gas Central Heating & Double Glazing • West-Facing Rear Garden • Two Separate Reception Rooms, Two Double Bedrooms & Dressing Room • First Time To Market In Around 30 Years • Heart Of East Preston Village



Plumb Cottage is a charming detached character home, positioned in the heart of East Preston village and offered to the market for the first time in 30 years. With its attractive frontage, period charm and fantastic location, this is a home that immediately feels special. Set along Sea Road, one of East Preston's most convenient village positions, the property is perfectly placed for those wanting to enjoy the ease of village life, with local shops, cafés, restaurants and the beach all within easy reach. The ground floor offers two separate reception rooms, giving excellent flexibility depending on how you wish to live. One could be used as a formal dining room, second sitting room or snug, while the main living space provides a comfortable room to relax and unwind. To the rear of the home, the kitchen enjoys a direct outlook and access onto the west-facing garden. With the garden offering a lovely setting to enjoy the afternoon and evening sun. Upstairs, there are two double bedrooms, both well proportioned, together with a separate dressing room which connects through to the bathroom. The bathroom is fitted with both a bath and separate shower, making the first-floor layout practical as well as characterful. Outside, the garden is a superb size for such a central village location. West-facing and enclosed with attractive flint walls, it feels private, full of charm and offers a wonderful blank canvas for the next owner to enjoy. There is also clear potential for a buyer to further enhance or extend the property to the rear, subject of course to the necessary consents. Believed to date back to the early 1900s, Plumb Cottage is ideal for a buyer looking for a home with charm, kerb appeal and a strong sense of character. It offers the opportunity to take on a much-loved older home and make it your own, while enjoying one of East Preston's most convenient lifestyle locations. The property further benefits from gas central heating, double glazing and is offered to the market chain free.





**Garden Room**

9' 8" x 6' 1" (2.95m x 1.86m)

**Kitchen**

14' 9" x 7' 9" (4.50m x 2.37m)

**Lounge**

12' 6" x 11' 7" (3.82m x 3.53m)

**Dining Room**

12' 4" x 10' 9" (3.77m x 3.27m)

**Bedroom 1**

12' 4" x 10' 10" (3.77m x 3.30m)

**Bedroom 2**

12' 4" x 11' 5" (3.77m x 3.49m)

**Dressing Room**

8' 2" x 7' 9" (2.50m x 2.37m)

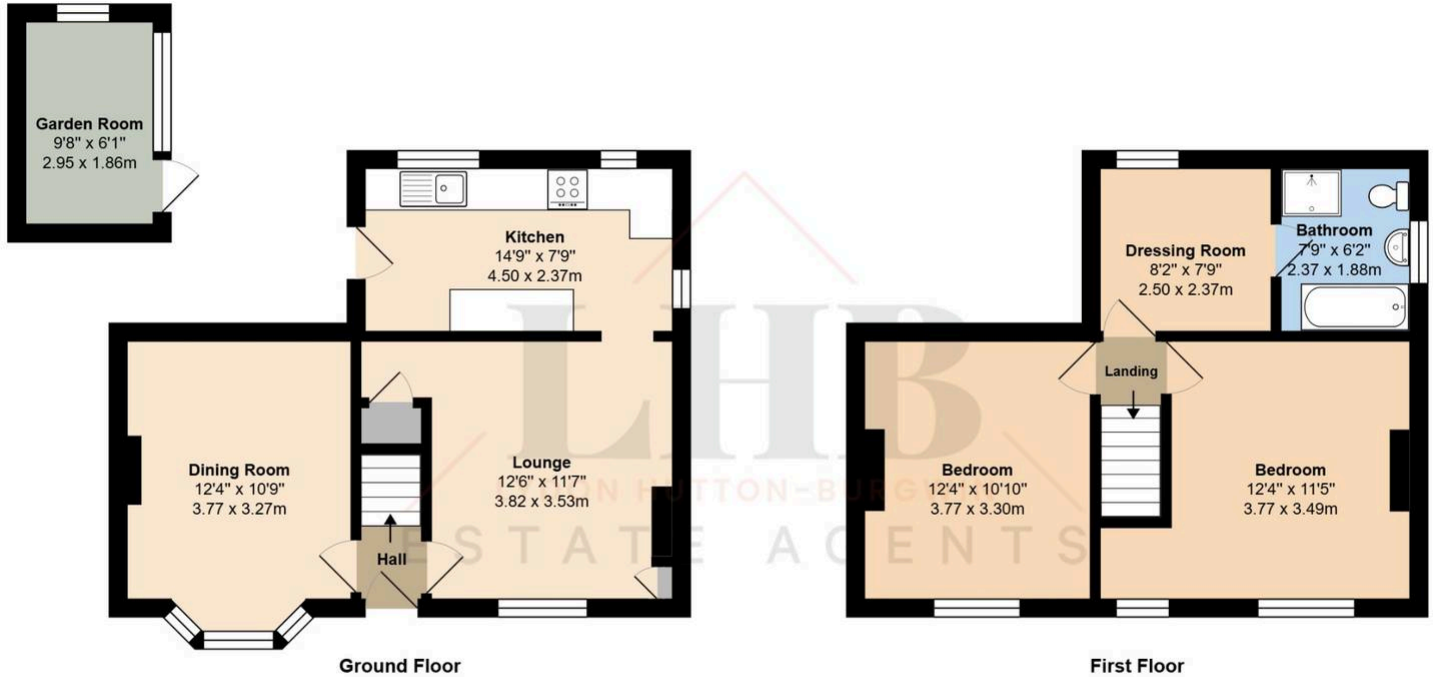
**Bathroom**

7' 9" x 6' 2" (2.37m x 1.88m)

Council Tax band: E

Tenure: Freehold





Total Area: 961 ft<sup>2</sup> ... 89.3 m<sup>2</sup> (Includes Garden Room)

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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.