



Old Worthing Road, East Preston

Freehold

Southerly facing rear garden. • Extensive off-road parking & long private driveway. • Two generous double bedrooms (principal with bay window & built-in wardrobe) • Spacious living room plus garden room. • Versatile study/utility room (converted from garage space) • Convenient location near village amenities, A259 & Angmering station.

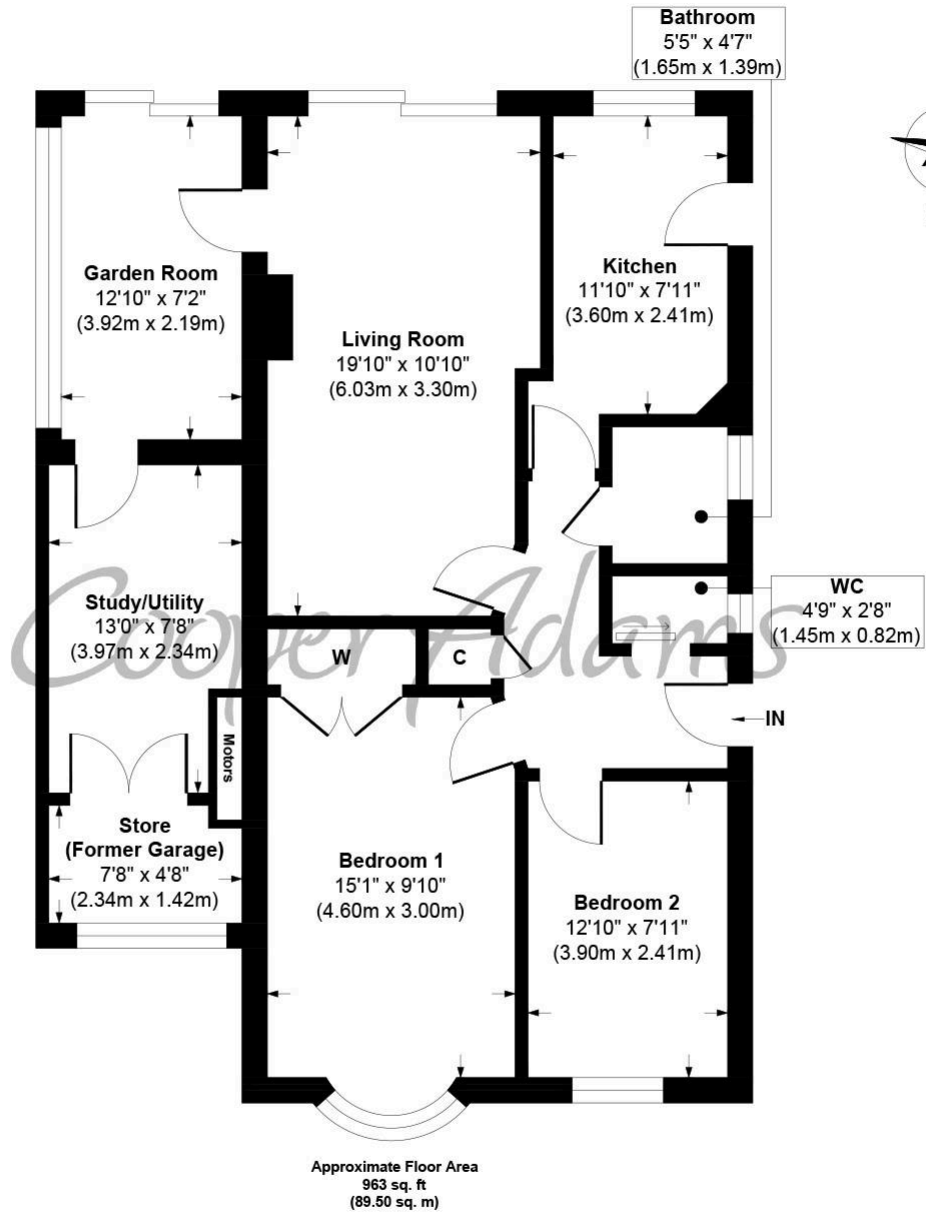
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A fantastic opportunity to acquire this spacious link-detached bungalow, boasting a sunny southerly facing rear garden and extensive off-road parking. The well-proportioned accommodation includes two generous double bedrooms, with the principal featuring a bay window and built-in wardrobe. There is a bright and spacious living room, fitted kitchen, delightful garden room, and a versatile study/utility room (formerly part of the garage). A contemporary bathroom and separate WC complete the layout. Outside, the private rear garden enjoys a prized southerly aspect, is mainly laid to lawn, and benefits from secure side access and a storage shed. To the front, a sizeable garden and long driveway provide excellent parking. Further benefits include gas central heating, double glazing, a useful store cupboard, and loft access. Ideally situated on the outskirts of East Preston village, the property offers easy access to the A259, local bus routes, nearby shops including Asda (approx. 0.5 miles), and Angmering mainline station (approx. 1 mile) with direct services to London Victoria via Gatwick — perfect for commuters. A superb home offering comfort, convenience and coastal living.



East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.





Old Worthing Road, East Preston, West Sussex, BN16 1DZ
Approx. Gross Internal Floor Area 963 sq. ft / 89.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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