



Total Approx. Floor Area 1361 ft² ... 126.4 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 JRM 2023

**Rowan House, 85a North Lane,
 East Preston, West Sussex, BN16 1HD
 £635,000 (Freehold)**



Council Tax Band: E
Energy Efficiency Rating: C
Tenure: Freehold

AGENT'S NOTE: Please be aware that all photos were taken prior to the current vendor's ownership.

Offered for sale with NO ONWARD CHAIN is this modern style detached house boasting an exceptional SOUTHERLY FACING GARDEN.

Constructed in 2007, the property offers deceptively spacious and well-appointed accommodation comprising; three bedrooms, the larger of which benefits from an en suite shower room; a full width living room with wood burner; an impressive kitchen/dining room incorporating a stylish range of built-in units and some integrated appliances; sizeable conservatory; family bathroom, and a ground floor cloakroom.

The aforementioned rear garden is considerable in size, laid to a combination of lawn and gravel, and encompasses a large summerhouse/workshop with LED lighting and protected mains power supply (approx. 16ft x 8ft), a partially sheltered barbecuing area, and two storage sheds. To the front, there is a block paved driveway enabling off-road parking.

Additional attributes include engineered oak flooring across the ground floor; gas central heating; 'Georgian' style double glazing, and an extensive array of built-in storage throughout.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office
 01903 770095
 rustington@glyn-jones.com

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

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The location of the property is a further quality, being in less than 0.25-mile of the village centre, library, village hall, infant/junior schools, and within 1-mile of East Preston's picturesque seafront and greensward.

Public transports links are also conveniently close by, with stops for the 700 Coastliner bus service found within just 100 metres from the property, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, situated within approximately 1.5-mile.

East Preston is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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