



## 3 Downs Way, East Preston - BN16 1AA

£375,000 Freehold

Chain-free detached bungalow occupying a generous corner plot in the sought-after village of East Preston, West Sussex • Two well-proportioned double bedrooms offering comfortable single-level living • Spacious fitted kitchen with ample work surface and cupboard space • Separate living room overlooking the garden, providing a light and relaxing setting • Modern wet room for practicality and ease of use • Fantastic garden with a generous patio area and mostly laid-to-lawn garden • Garage, substantial car port and driveway providing off-road parking for at least two vehicles • Nearby mainline links to Brighton and Gatwick Airport, plus a range of supermarkets including Sainsbury's, Asda, Waitrose, Aldi and Morrisons



Occupying a generous corner plot, this chain-free detached bungalow in East Preston, West Sussex offers well-proportioned accommodation throughout and an excellent opportunity for a range of buyers. The property comprises two double bedrooms, a great-sized fitted kitchen with plenty of work surface and cupboard space, a separate living room overlooking the garden, and a practical wet room.

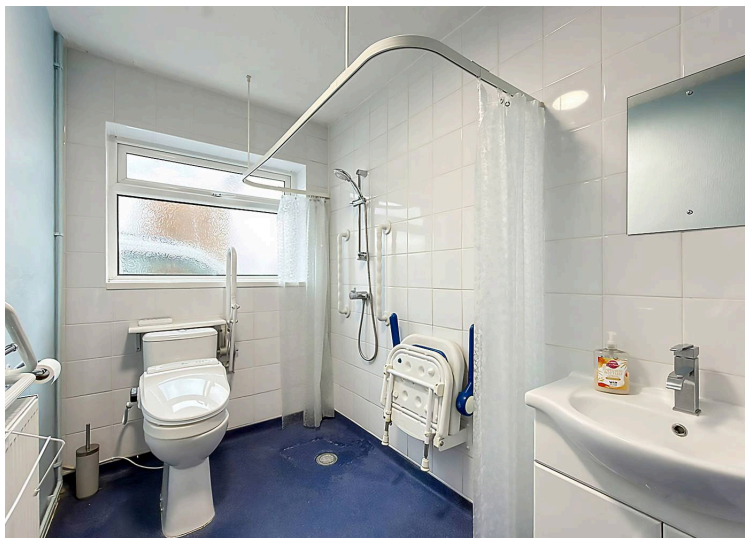
The layout provides comfortable, single-level living with light-filled rooms and a pleasant outlook. Externally, the property truly shines with its fantastic garden, featuring a generous patio area ideal for outdoor dining and a mostly lawned garden offering ample space to enjoy. Completing the home is a garage and substantial car port, along with a driveway providing off-road parking for at least two vehicles. Definitely one to come and see.

The location is equally appealing, with superstores including Sainsbury's, Asda, Waitrose, Aldi and Morrisons all within a short distance, as well as a vast array of independent shops, amenities and eateries across Angmering, Rustington and Littlehampton. Transport links are close at hand, with a nearby mainline station providing direct connections to Brighton, Gatwick Airport and London Victoria, making this an excellent choice for commuters and those looking to enjoy coastal and village living alike.

Council Tax band: D

Tenure: Freehold

EPC Rating: D





**Living Room**

16' 1" x 11' 9" (4.90m x 3.58m)

**Kitchen**

14' 4" x 7' 11" (4.37m x 2.41m)

**Bedroom 1**

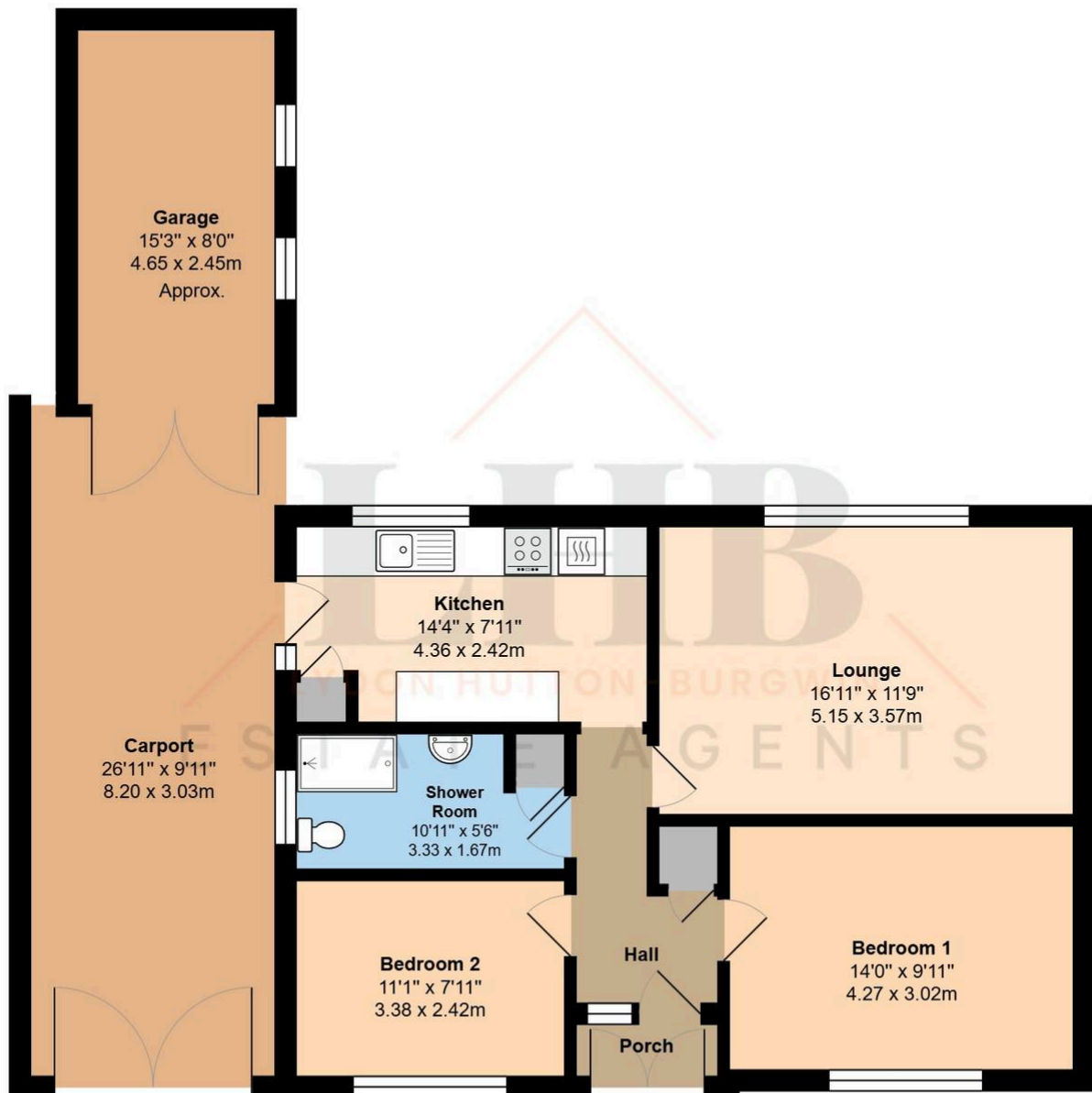
14' 0" x 9' 11" (4.27m x 3.02m)

**Bedroom 2**

11' 1" x 7' 11" (3.38m x 2.41m)

**Wet Room**





**Total Area: 1122 ft<sup>2</sup> ... 104.2 m<sup>2</sup> (Includes Carport & Garage)**

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.

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