



OVER 60?
Secure this property
for up to **59% less!**

Price
£250,000

Freehold

3x 1x 1x

**Downs Way, East
Preston, West Sussex,
BN16**

cubitt & west
Helping you move forwards



Main features

- **Good size home in need of modernisation**
- **Garage en bloc and conservatory to rear**
- **Located in seaside village close to good schools for all ages**
- **Walking distance to train station**
- **Offered for sale with no ongoing chain**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 23'1 x 10'2 (7.04m x 3.10m)
 Kitchen: 10'2 x 8'4 (3.10m x 2.54m)
 Garden Room: 16'5 x 6'7 (5.01m x 2.01m)

FIRST FLOOR

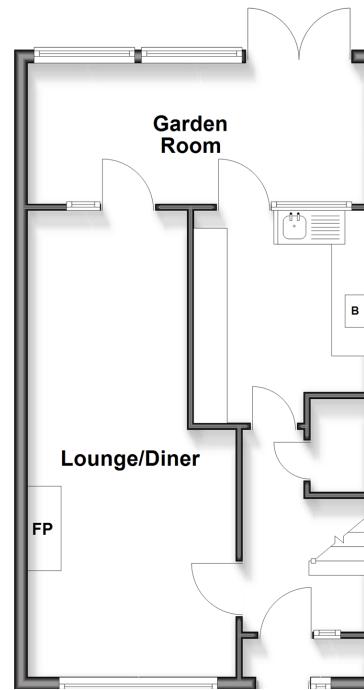
Landing
 Bedroom 1: 11'9 x 9'7 (3.58m x 2.92m)
 Bedroom 2: 10'6 x 9'8 (3.20m x 2.95m)
 Bedroom 3: 8'5 x 6'7 (2.57m x 2.01m)
 Shower Room

OUTSIDE

Front Garden
 Rear Garden
 Garage en Bloc

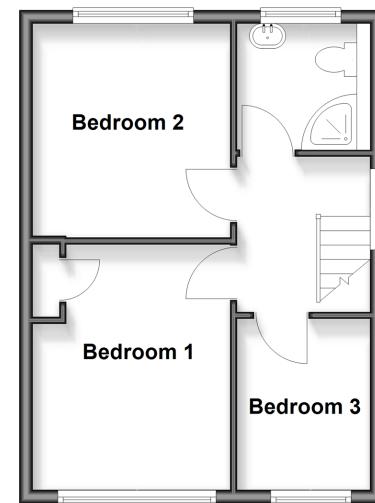
Ground Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale