



St. Marys Drive, East Preston, BN16

Freehold

No onward chain – offering a smoother and more straightforward buying process. • Unbeatable village setting – step out of your front door and you're seconds from shops, cafés and everyday amenities, with the seafront a pleasant walk away. • Three-bedroom layout with flexibility – two generous doubles and a versatile single room ideal for guests, working from home or hobbies. • South-facing living and garden – enjoy natural light throughout the day with reception space that flows directly onto a sunny rear garden. • Excellent parking provision – large private driveway for multiple vehicles plus a garage for additional storage or secure parking. • Move-in ready with future potential – comfortable as it stands, yet offering clear opportunity to modernise and add value over time.

Cooper Adams

Chain free and superbly positioned in the heart of the village, just moments from local shops and within walking distance of the seafront, this well-proportioned three-bedroom detached bungalow offers space, flexibility and convenience. The layout is practical, with two generous double bedrooms to the front and a third bedroom off the entrance hall, ideal as a study or guest room. A bathroom and separate WC add further functionality. To the rear, the accommodation opens into a spacious, south-facing living room centred around a fireplace, with plenty of room for relaxing and entertaining. This flows through to a dining area, which in turn leads to the kitchen. French doors from the living room open into a bright sun room overlooking the garden and providing direct access outside. The property is presented in reasonable decorative order, allowing a purchaser to move straight in whilst offering scope to update. Externally, the south-facing rear garden is private and manageable. A substantial driveway provides ample off-road parking and leads to a garage, with ramped access enhancing accessibility.



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.



Approximate Area = 1061 sq ft / 98.5 sq m
Garage = 183 sq ft / 17 sq m
Total = 1244 sq ft / 115.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper Adams Estates Limited. REF: 1420280



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