The Square House The Circle, East Preston - BN16 1PG

£500,000 Freehold

• Detached home positioned on The Circle within the Angmering on Sea Estate • Spacious lounge opening into a large conservatory, ideal for dining and entertaining • Three bedrooms and two bathrooms, including an en-suite to the principal bedroom • South-facing, low-maintenance rear garden offering a private and secluded setting • Garage and off-road parking for multiple vehicles • Less than two minutes' walk to East Preston beach/seafront.

LHB
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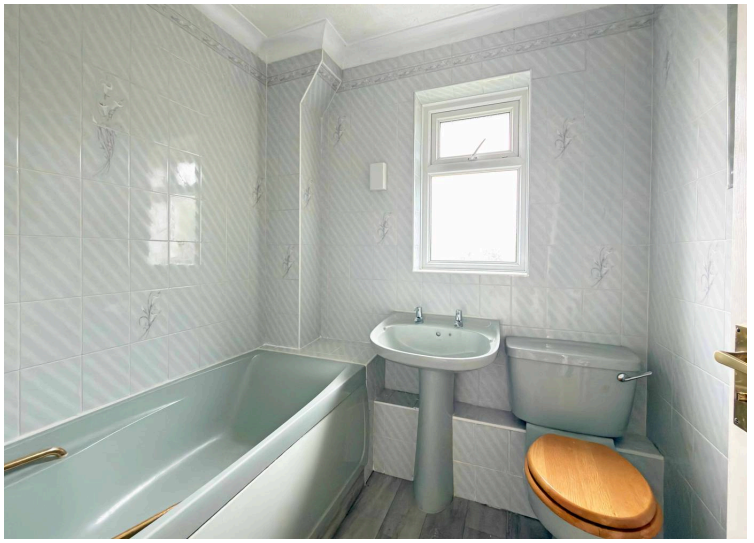
The Square House, The Circle, East Preston, (Angmering on Sea Estate) Situated on The Circle within the prestigious Angmering on Sea Estate, The Square House offers a fantastic opportunity to purchase a detached home in one of East Preston's most desirable coastal settings. The property is positioned less than two minutes from the private and unspoilt East Preston seafront, making it ideal for those seeking a relaxed coastal lifestyle with beautiful beach walks right on the doorstep. The Angmering on Sea Estate is well known locally for its quiet private roads, strong sense of community and direct access to the beach, while still being conveniently close to the village shops, cafés and amenities that East Preston has to offer. The property itself will appeal to a wide range of buyers. Downsizers will appreciate the generous room proportions and manageable garden, families will enjoy the quiet and safe feel of this tucked-away location, and it would equally suit those looking for a coastal retreat or holiday home.

The accommodation is well balanced throughout. To the rear of the property is a spacious lounge, which connects through twin doors to a large conservatory, creating a wonderful additional reception space. The conservatory enjoys views over the garden and would make an ideal dining or entertaining area, perfect for hosting friends and family. The kitchen is positioned at the front of the property, overlooking the private courtyard-style frontage, and provides a practical and well-laid-out space. Upstairs, the first floor offers three bedrooms and two bathrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is also a comfortable double. The third bedroom is a generous single room which would work perfectly as a home office, study or guest bedroom. Externally, the south-facing rear garden has been thoughtfully paved for easy maintenance and is bordered by established hedging and mature shrubs, creating a private and secluded outdoor space to enjoy throughout the day.



Conservatory
13' 9" x 19' 8" (4.20m x 5.99m)
Lounge / Diner
12' 0" x 21' 10" (3.67m x 6.66m)

Kitchen
10' 2" x 12' 1" (3.11m x 3.68m)

Garage
10' 0" x 20' 10" (3.04m x 6.34m)

Bedroom 1
9' 0" x 10' 7" (2.74m x 3.22m)

Bedroom 2
12' 0" x 12' 2" (3.67m x 3.70m)

Bedroom 3
5' 11" x 12' 2" (1.81m x 3.70m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Total Area: 1432 ft² ... 133.0 m² (Includes Garage, Excludes Porch & Covered Area)

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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