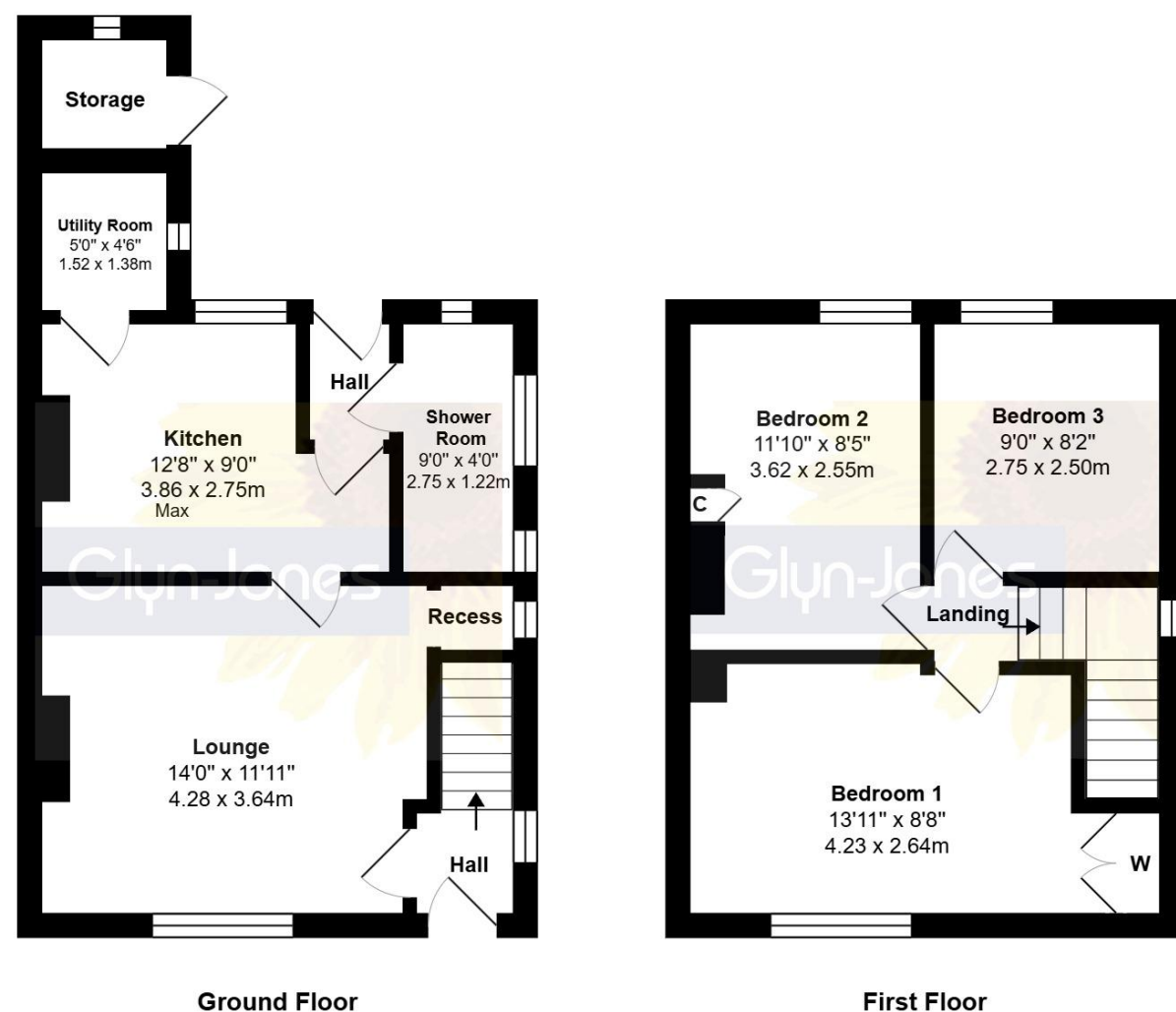




Total Area: 783 ft² ... 72.8 m²

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026

Council Tax Band – C

Energy Efficiency Rating – E (45)

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

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At an Average
rating of

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Glyn-Jones

65 North Lane, East Preston
West Sussex BN16 1HN

Guide Price £350,000 – Freehold

Glyn-Jones



A rare opportunity to acquire a desirable pre-war built semi-detached house requiring complete refurbishment.

This charming traditional brick house with hipped tiled roof, would suit a buyer looking for a project. Many original features are retained providing a unique opportunity for sympathetic renovation.

The accommodation comprising, on the ground floor: entrance hall, sitting room, kitchen/breakfast room and utility room, rear porch and ground floor shower room/WC. On the first floor there are three good sized bedrooms.

The property does require complete refurbishment, but there are some uPVC replacement windows and limited night storage heating. Original features include, picture rails, internal panelled doors and cast iron fireplaces.

Externally there is a large mature rear garden measuring approximately 100ft in length and a good frontage providing ample potential off-road parking.

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Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

65 North Lane, East Preston, West Sussex BN16 1HN



Outside –

The large garden is a particular feature of the property with a total plot size of 0.12 acre. The rear garden extends approximately 100 ft in length with expansive lawn area and numerous mature trees, bushes and shrubs, providing a high degree of seclusion and privacy.

There is a wide area to the side of the house that would provide an opportunity for a garage or extension to the house, externally storage and a garden shed currently occupy this space.

To the front of the house there is a further lawn, with matures bushes and a large fir tree provides screening from the road. A long crazy paved driveway provides potential off road parking for at least two vehicles

Location –

The property is conveniently located to the north of the village, within easy access of local schools, East Preston Primary School is just miles 0.3 mile away and Angmering High School 1.5 miles, both hold a ‘Good’ Ofsted rating.

The village has two parades of shops providing a range of local independent retailers including a convenience store and a choice of cafes and restaurants. Sainsburys Superstore can be found within just over a mile and Rustington’s comprehensive village centre is approximately 2 miles.

Most amenities are close to hand including both doctor’s and dentist’s surgeries, and a regular bus service to neighbouring town and villages runs along the coast. Angmering mainline railway with regular commuter trains to London can be found within 1.1 miles.



WITH OVER...

750

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