



Beechlands Close, East Preston, BN16 1JT

Guide Price **£495,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Highly regarded and quiet cul-de-sac location in Beechlands Close, East Preston
- Detached bungalow presented in excellent decorative order throughout
- Well-proportioned living room overlooking the rear courtyard
- Bright sunroom with views over the front garden
- Two comfortable bedrooms, both well presented
- Modern bathroom and separate WC
- Loft space accessed from the hallway, providing useful storage
- Wrap-around garden, predominantly west-facing
- Private driveway and garage offering off-road parking and storage
- Convenient for village amenities, mainline railway station, A27 road links, coastal bus routes and the seafront



A beautifully presented detached bungalow set in the highly regarded Beechlands Close, East Preston. Offering two bedrooms, a living room overlooking the rear courtyard, a bright sunroom, modern bathroom and separate WC. Further benefits include loft storage, a west-facing wrap-around garden, driveway and garage, with excellent access to the village amenities, station, A27, coastal bus routes and



Jacobs Steel East Preston are delighted to bring to the market this exceptionally well-presented detached bungalow, quietly positioned within the highly regarded Beechlands Close, a location prized for its peace, privacy and close proximity to the amenities of East Preston village.

The property has been maintained to an impeccable standard throughout, offering bright, well-balanced accommodation that flows comfortably from room to room. A welcoming central hallway provides access to all principal areas and also benefits from loft access, offering useful additional storage, creating an easy and practical layout ideally suited to both full-time living and downsizing.

The living room is a generous and elegant space, enjoying a pleasant outlook over the rear courtyard and centred around a contemporary fireplace. Double doors open into the sunroom, a real highlight of the home, which overlooks the front garden and is flooded with natural light, providing an ideal space for dining or relaxing throughout the year.

The kitchen is smartly fitted with modern cabinetry and worktops, complemented by quality flooring and excellent natural light. A side door provides direct access to the garden, adding to the practicality of the layout.

There are two well-proportioned bedrooms, both beautifully presented, with the principal bedroom enjoying garden access via glazed doors. The accommodation is completed by a stylish modern bathroom, alongside a separate WC, offering a useful and practical arrangement.

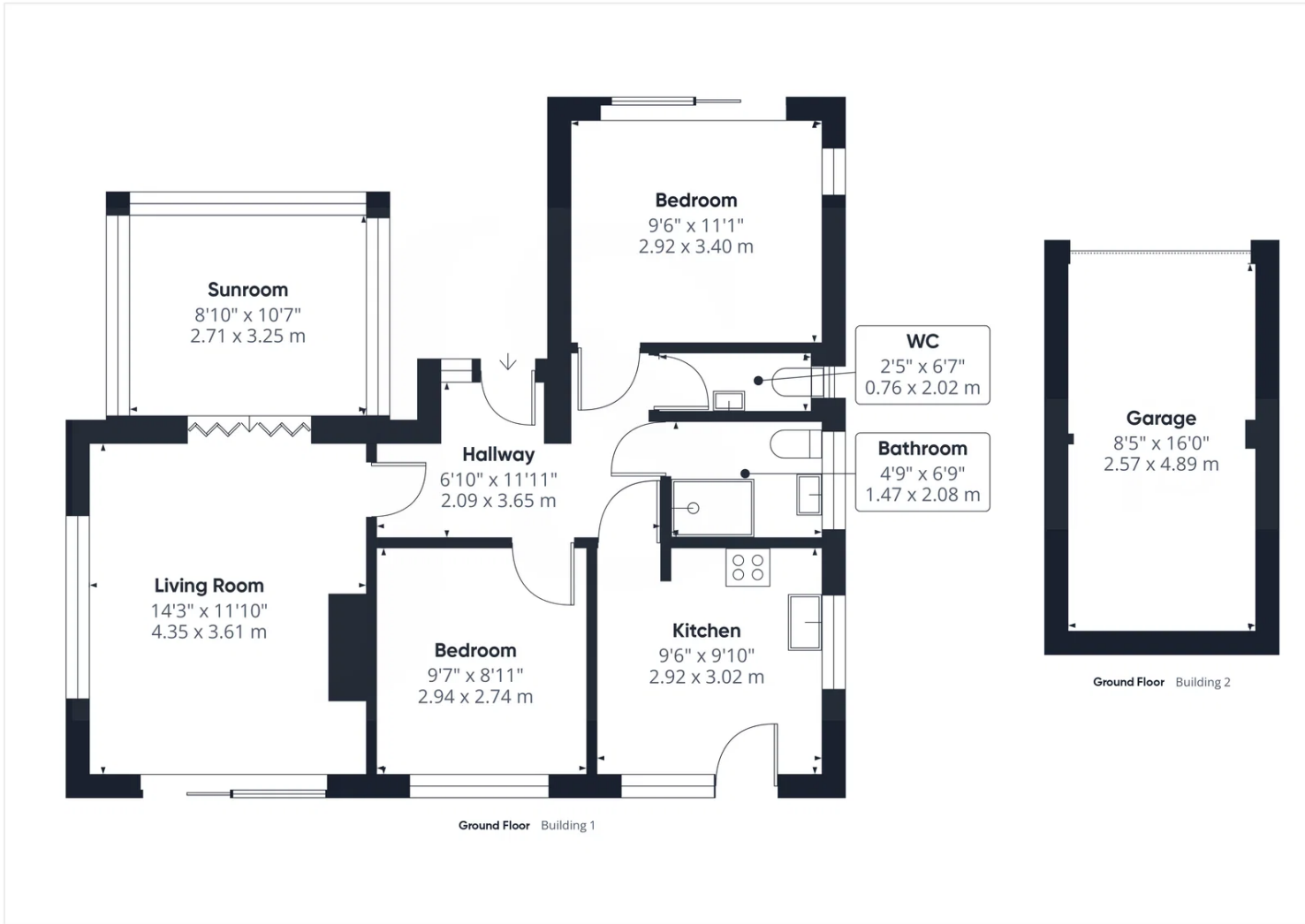
Outside, the property continues to impress. The wrap-around garden is predominantly west-facing, ensuring excellent afternoon and evening sunshine. Thoughtfully landscaped, it offers a combination of lawn, seating areas, mature planting and useful garden structures, all enjoying a good degree of privacy while remaining easy to maintain.

To the front, the property benefits from a private driveway and garage, providing off-road parking and additional storage.

The location is particularly appealing, with East Preston's mainline railway station within easy reach, offering direct services along the coast and towards London via connections. The A27 is readily accessible, providing convenient road links to Brighton, Chichester, Worthing and beyond. The seafront and beach are also close at hand, perfect for coastal walks and relaxed days by the sea, while the popular coastal bus routes offer regular services through neighbouring villages and towns.

A superb opportunity to acquire a detached bungalow in excellent condition, set within one of East Preston's most desirable residential locations. Early viewing is highly recommended.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.