



12 Cotswold Way, East Preston – BN16 1EU

£295,000 Guide Price Freehold

Fantastic three-bedroom family home with versatile and spacious accommodation. • Generous living room to the front, perfect for relaxing and entertaining. • Separate kitchen/diner to the rear, ideal for everyday meals and social gatherings. • Bright conservatory off the kitchen, offering extra dining, relaxing, or playroom space. • Three well-proportioned bedrooms upstairs, providing comfortable living space for all. • Sleek refitted bathroom with contemporary fittings and high-quality finishes. • Private, thoughtfully landscaped garden, designed to be low maintenance yet attractive. • Excellent family-friendly layout, combining modern comfort with practical living throughout.



This fantastic three bedroom home offers spacious and versatile accommodation ideal for modern family living and is a perfect 'first time buy', 'next step home' or investment opportunity! The generous living room to the front provides a warm and welcoming space to relax and entertain, while the separate kitchen/diner to the rear is a fantastic size and is perfect for everyday meals and social gatherings alike. Flowing beautifully from the kitchen is a brilliant conservatory, offering additional dining, relaxing or playroom space with lovely views over the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a sleek refitted bathroom, finished to a high standard with a contemporary feel. Outside, the private garden has been thoughtfully relandscaped to be easy on the eye yet low maintenance, creating an attractive and practical outdoor space to enjoy throughout the year. A new Worcester Bosch combi was installed in 2023.

Situated in the popular village of East Preston, you'll find an excellent range of local shops, cafés, and coastal walks just a short distance away. The nearby Rustington retail area provides further shopping options including Sainsbury's, Waitrose, Next, and Dunelm, along with a wide choice of other amenities.

Freehold

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living Room

14' 4" x 11' 1" (4.37m x 3.38m)

Kitchen/Diner

14' 8" x 10' 2" (4.47m x 3.10m)

Bedroom 1

11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom 2

12' 2" x 6' 11" (3.71m x 2.11m)

Bedroom 3

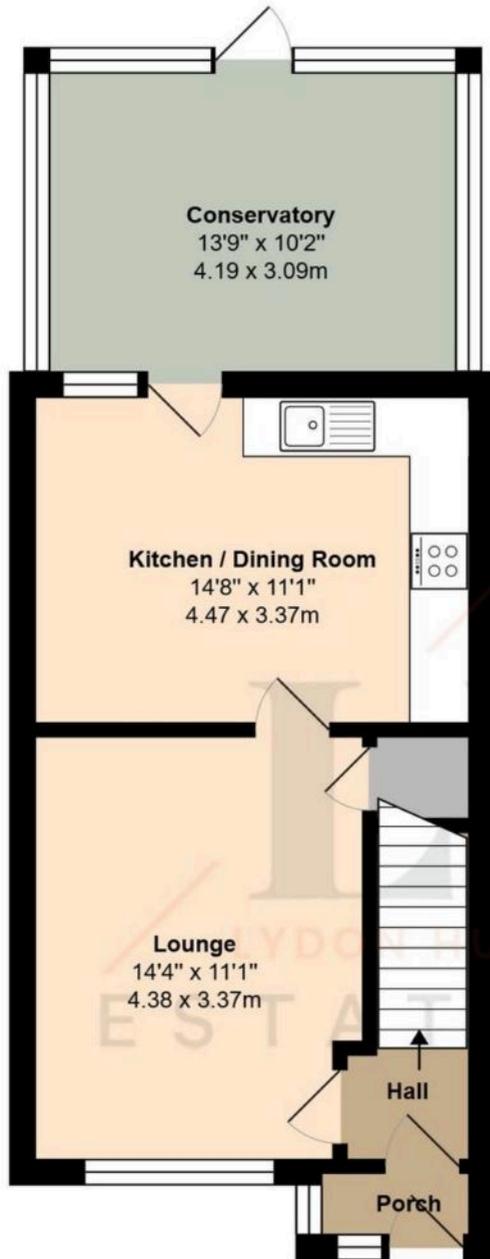
8' 8" x 7' 6" (2.64m x 2.29m)

Conservatory

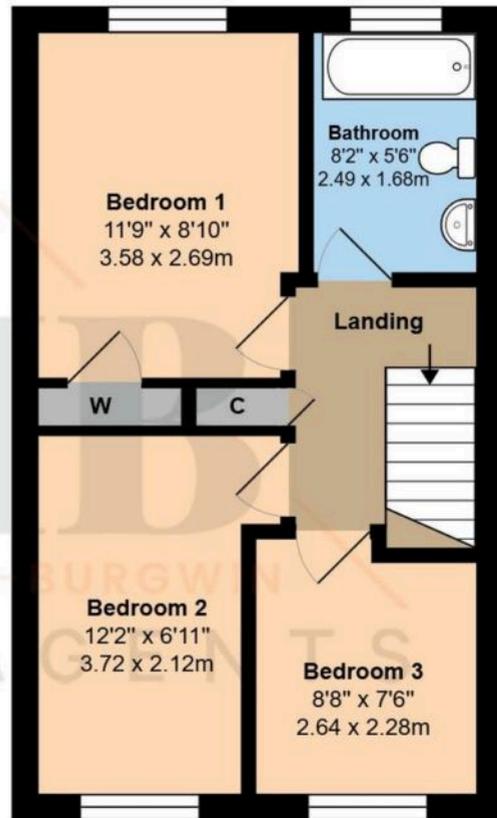
13' 9" x 10' 2" (4.19m x 3.10m)

Bathroom





Ground Floor



First Floor

Total Area: 931 ft² ... 86.5 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.

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