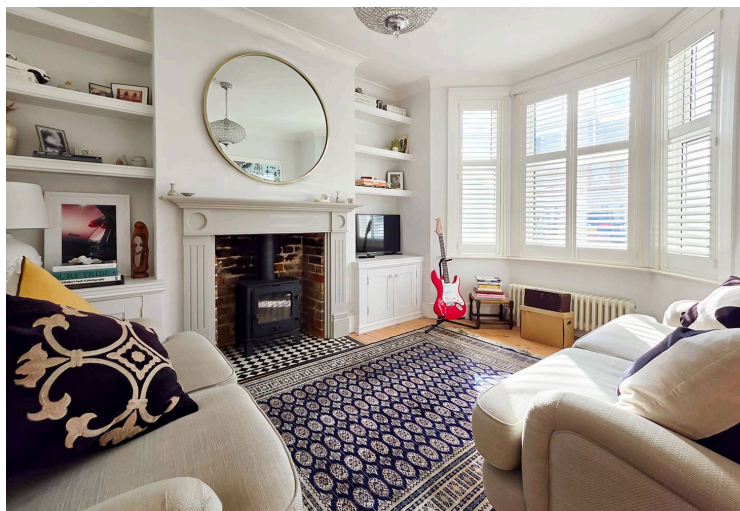




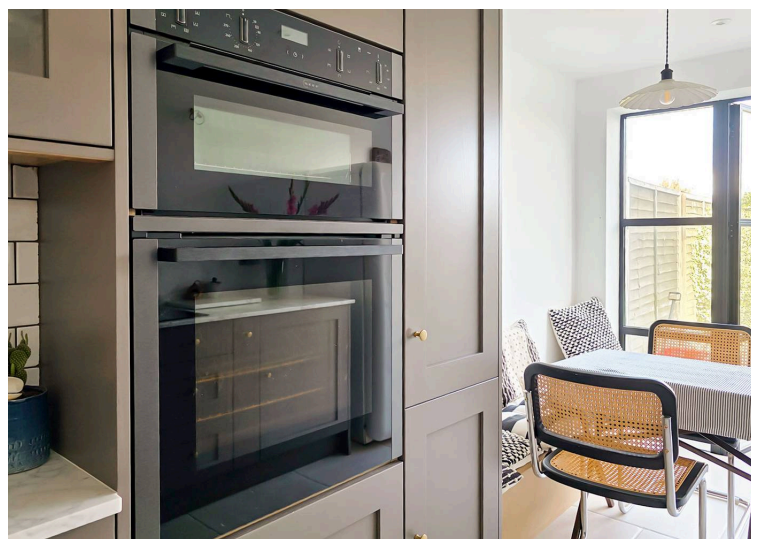
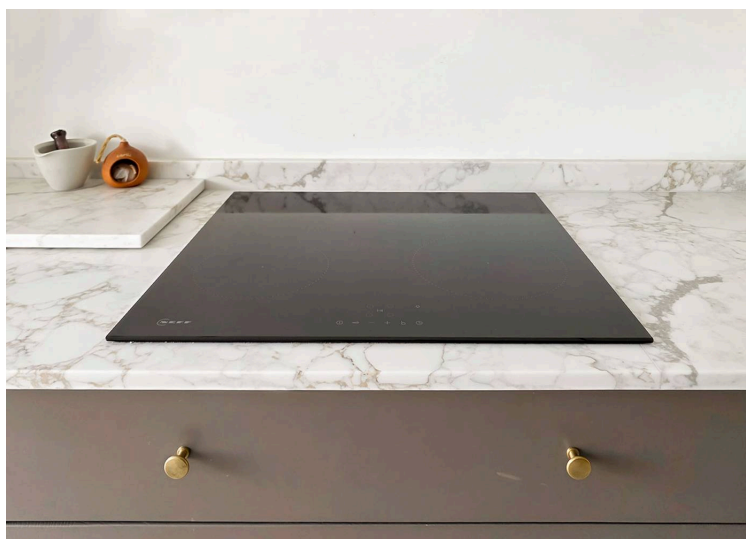
21 Manor Road, East Preston – BN16 1QA

£450,000 Freehold

Charming Two-Bedroom Victorian Home – Beautifully modernised while retaining character and original period features. • Prime East Preston Village Location – Shops, cafés, restaurants and the seafront all within easy reach. • Beautiful Shaker-Style Kitchen – Stone worktops, integrated appliances, concealed utility cupboard and breakfast area. • Versatile Living Accommodation – Separate lounge and dining room, two double bedrooms and a stylish bathroom with freestanding bath and separate shower. • Generous Rear Garden & Parking – Private garden with powered summerhouse, ideal for a home office or studio, plus off-road parking to the front



Perfectly positioned in the heart of East Preston Village, with a fantastic selection of shops, cafés, restaurants and local amenities right on your doorstep, this charming Victorian home offers the perfect balance of character, comfort and convenience. Beautifully modernised by the current owners, the property retains much of its original charm while incorporating stylish contemporary finishes that complement its period features. The ground floor offers the traditional layout you would expect from a property of this era, with a separate lounge and dining room, alongside a beautifully fitted kitchen. The lounge provides a cosy and inviting space to relax, while the separate dining room offers excellent flexibility. Although traditionally used for formal dining, this room could equally serve as a home office, occasional guest bedroom or additional reception room, depending on your needs. The kitchen is a real highlight of the home, thoughtfully designed with beautiful Shaker-style cabinetry, stone worktops, integrated appliances and a cleverly concealed utility cupboard. There is also space for a breakfast table, creating a practical and welcoming room for everyday living. Upstairs, both bedrooms are generously proportioned double rooms. The main bedroom is particularly impressive, with its south-facing bay window allowing natural light to flood the room and creating a wonderfully bright and spacious feel. The beautifully appointed family bathroom combines modern fittings with period charm, featuring a freestanding bath, separate enclosed shower and the original fireplace, adding a lovely touch of character. A separate WC on the landing provides additional convenience. Outside, the property benefits from a generously sized private rear garden, offering plenty of space for outdoor dining, entertaining or simply relaxing. At the end of the garden is a versatile summerhouse with power, providing an ideal space for a home office, studio or garden retreat. To the front, the property also benefits from off-road parking. The location is another standout feature. East Preston Village is renowned for its welcoming atmosphere and excellent selection of independent shops, cafés, pubs and restaurants, while the seafront is within easy reach, offering beautiful coastal walks and beach days. Combining Victorian character, tasteful modernisation, versatile accommodation and a superb village location, this is a wonderful home that offers far more than first meets the eye.





Kitchen / Breakfast Room

16' 11" x 9' 1" (5.16m x 2.78m)

Lounge

10' 10" x 10' 10" (3.31m x 3.31m)

Dining Room

12' 0" x 8' 11" (3.67m x 2.72m)

Bedroom 1

14' 6" x 10' 10" (4.42m x 3.30m)

Bedroom 2

12' 0" x 8' 11" (3.67m x 2.73m)

Bathroom

9' 6" x 9' 2" (2.90m x 2.79m)

WC

3' 9" x 2' 10" (1.14m x 0.86m)

Garden Room

10' 8" x 7' 7" (3.26m x 2.30m)

Council Tax band: C

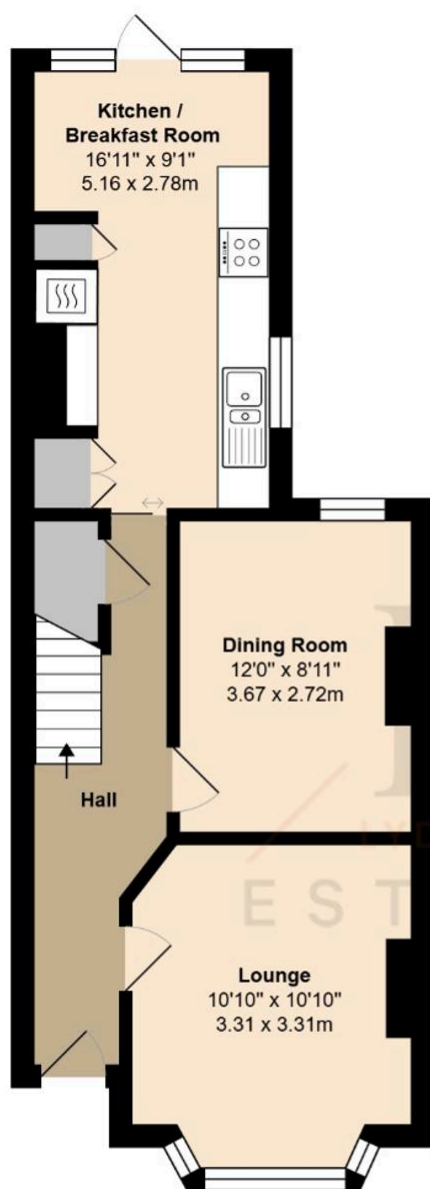
Tenure: Freehold

EPC Energy Efficiency Rating: D

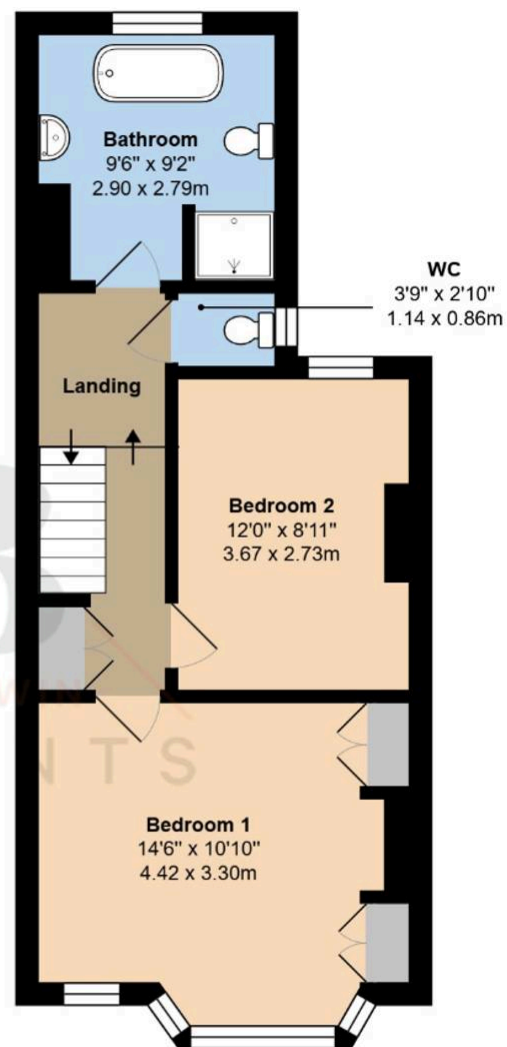
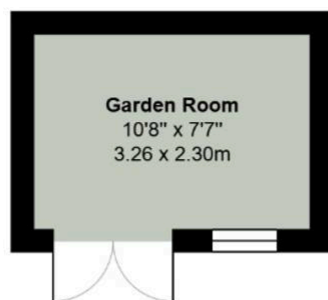
EPC Environmental Impact Rating:







Ground Floor



First Floor

Total Area: 1055 ft² ... 98.0 m² (Includes Garden Room)

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