



'Ash Hollow' Seafield Road
East Preston
West Sussex, BN16 1NA

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A substantial detached bungalow, favourably located in an exclusive private road, within a hundred yards of the foreshore.

This exceptional detached property offers bright and spacious well planned accommodation, extending to approximately 2000 sq. ft. The property has been extensively updated and redecorated in recent years with high quality fixtures and fitting throughout. Internal viewing is essential in order to appreciate the exceptional accommodation and presentation of this contemporary home.

The versatile accommodation on offer, comprises in brief: three reception rooms and four bedrooms, with two bathrooms. There is a well-appointed kitchen/breakfast room, utility room, cloakroom and conservatory.

Recent improvements include: a complete new roof in slate affect clay tiles. The property enjoys gas fired central heating (boiler replaced in the last 10 years), double-glazing and a large detached double garage.

The bungalow is positioned on a corner plot within a small sought after private road, adjoining the seafront with nearby greensward. East Preston village centre is located within just half a mile on foot. The village offers extensive amenities with cafes, restaurants, library, churches, doctors surgery and a convenience store. Extensive leisure activities include golf at Angmering and Rustington, tennis at Angmering on Sea, and sailing at East Preston. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Rustington village can be found within a couple of miles and provides more extensive shopping with Waitrose Supermarket, and a wide range of national and independent retailers.

£1,100,000 - Freehold





Accommodation -The property is entered via a covered front porch with brick arch, stylish full width powder coated aluminium glazed door and full height panels create a bright and spacious entrance hall, which giving access to the principal reception rooms. There is a cloakroom with WC and storage cupboards adjacent.

The triple aspect sitting room of 22'3 in length, enjoys a large south facing window and patio doors to both the east and west, providing access to both front and rear gardens. An attractive fireplace creates a focal point in the room with fitted log burner. Next to the sitting room is the dining room with a serving hatch from the kitchen and patio doors to the rear garden.

The kitchen is well fitted in contemporary high gloss units with Quartz worktops, with an extensive range of both base storage cupboards, drawers and wall mounted units. Integral appliances include: dishwasher, fridge freezer, wine fridge, two built-in ovens and inset ceramic hob with stainless steel extractor above. The room comfortably accommodates a breakfast table in its centre. There is another set of doors opening on to the garden.

From the kitchen a further doorway leading to a third reception room, lending itself well as a hobbies room or second lounge. This room in turn provides access to the private enclosed courtyard rear garden. Further patio doors open onto the pitched roof uPVC conservatory and from there, on to the garden.

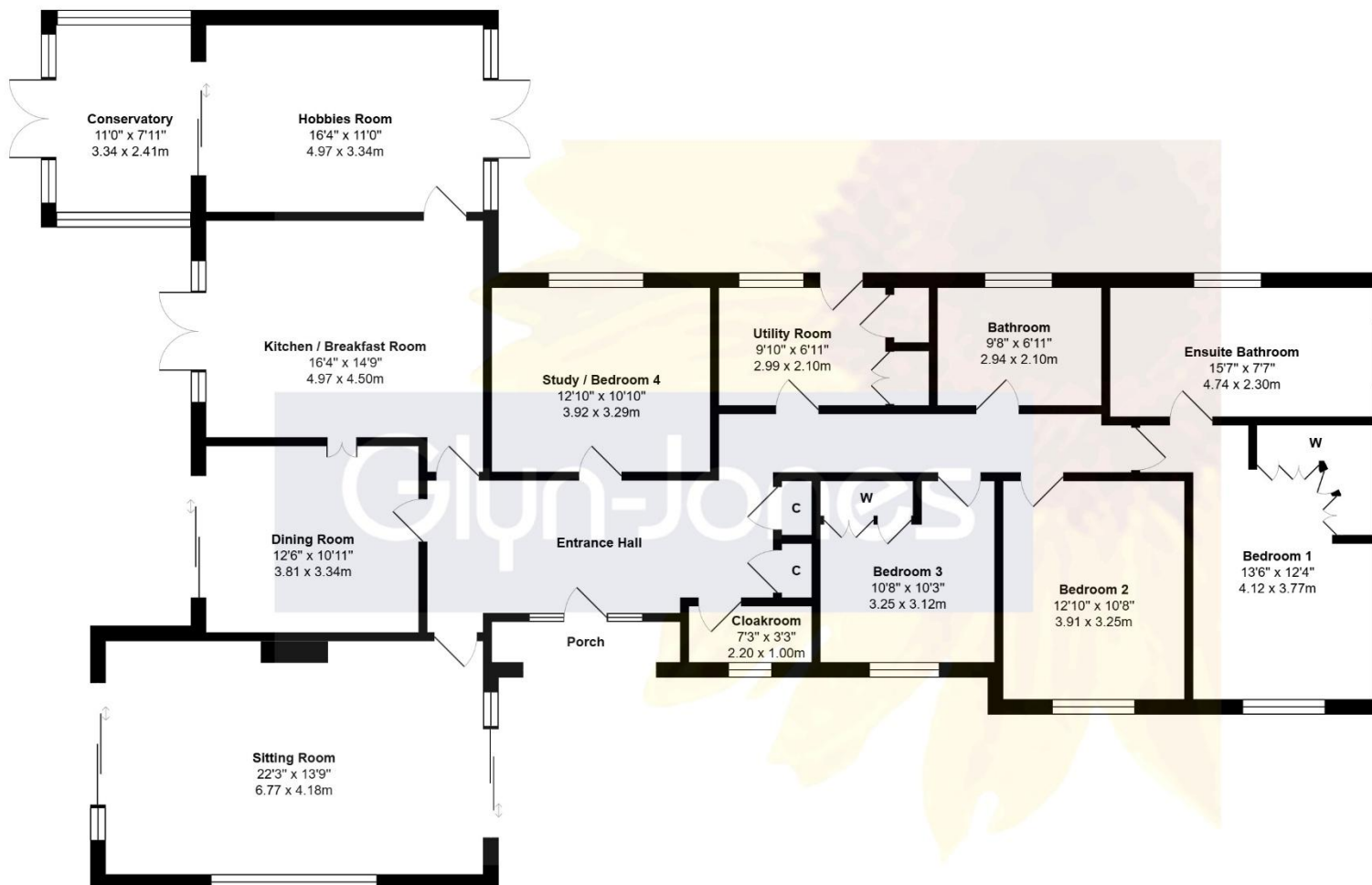


To the east wing of the bungalow is a utility room and the four bedrooms. The principal bedroom benefits from extensive built in storage and a large ensuite bathroom, contemporary in style with fitted spa bath and separate walk-in shower. Two of the remaining three bedrooms have built in wardrobes and a second bathroom provides a further bath with separate shower.

Outside - There are delightful mature landscaped gardens to three sides. To the west is an expanse of lawn with areas of paving and timber pergola. The garden is well enclosed and secluded with mature hedging and tall brick garden walling. To the north is an enclosed and entirely private courtyard style garden, paved for ease of maintenance with a timber summer house. To the front is a recently constructed 'key block' pathway, with brick arches and well stocked borders with an abundance of mature bushes plants and shrubs.

There is a large **Double Garage** with remotely operated electric doors, power and light.





Council Tax Band: E

Energy Performance Rating: D

Total Area: 2086 ft² ... 193.8 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

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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 carpets and furnishings.

