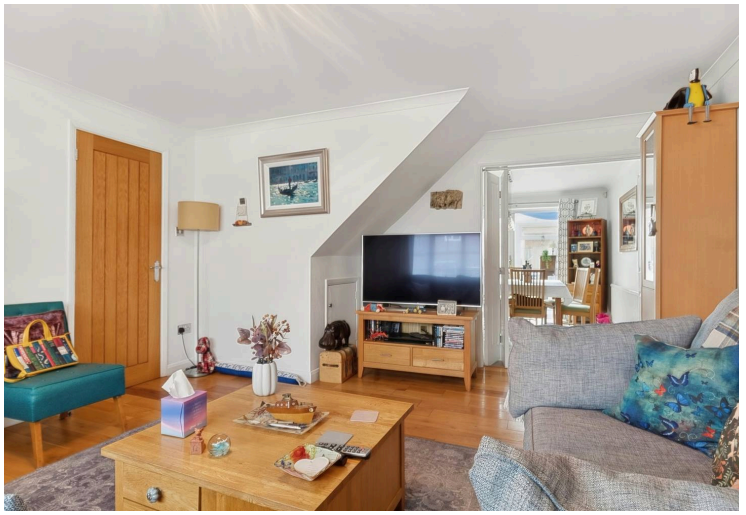






Lavinia Way, East Preston

Freehold

Spacious lounge and open-plan kitchen/dining room • South-facing rear garden • Three generously sized bedrooms • Conservatory • Garage and Driveway • Within easy reach of the beach

Cooper Adams

This three-bedroom property offers spacious living accommodation, including a lounge, open-plan kitchen/dining room and conservatory, making it well suited to family life and entertaining. The open-plan kitchen/dining room provides an ideal space for socialising, while the separate lounge offers a quieter area to relax. The conservatory extends the living space, with direct access to the rear garden. Upstairs, there are three generously sized bedrooms, a shower room and landing. Outside, the property benefits from a south-facing rear garden, a driveway providing off-road parking and a garage. Local shops, cafés and village amenities are nearby, with the beach and surrounding countryside also within easy reach.





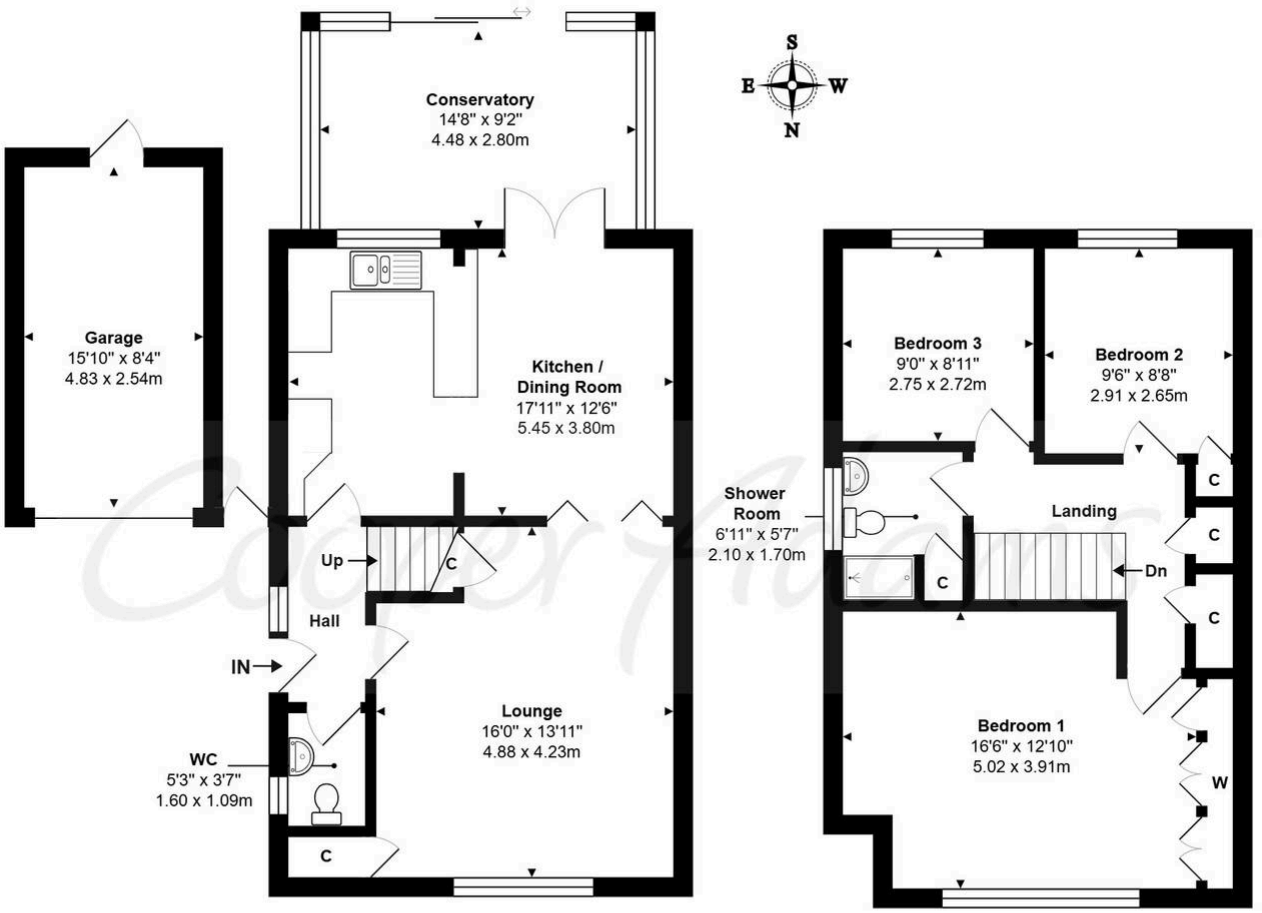


East Preston, a charming seaside village in West Sussex, offers a strong sense of community with shops, restaurants, schools, and leisure clubs nearby. Its peaceful pebble shoreline is perfect for relaxing walks. Ideally located near the South Downs, it combines the best of country and seaside living.









Ground Floor **First Floor**

Lavinia Way, East Preston, BN16 1EF

Total Area: 1340 ft² ... 124.5 m² (Includes Garage)

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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