



## St. Marys Drive, East Preston

### Freehold

Generous 0.13 Acre Plot Offering Excellent Potential. • Three-Bedroom Single-Storey Home Extending to Approx. 943 sq ft. • Requires Modernising – Fantastic Opportunity to Create Your Ideal Home. • Detached Garage and Paved Driveway Providing Parking for Several Vehicles. • Private, Mature Rear and Side Gardens with Established Trees and Planting. • Offered to the Market with No Forward Chain.

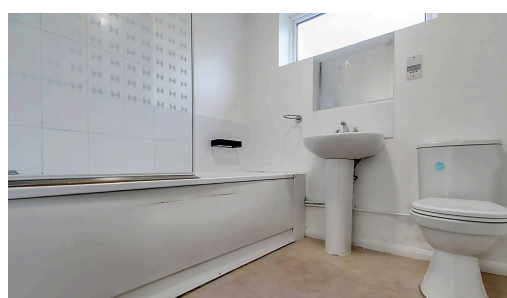
*Cooper Adams*



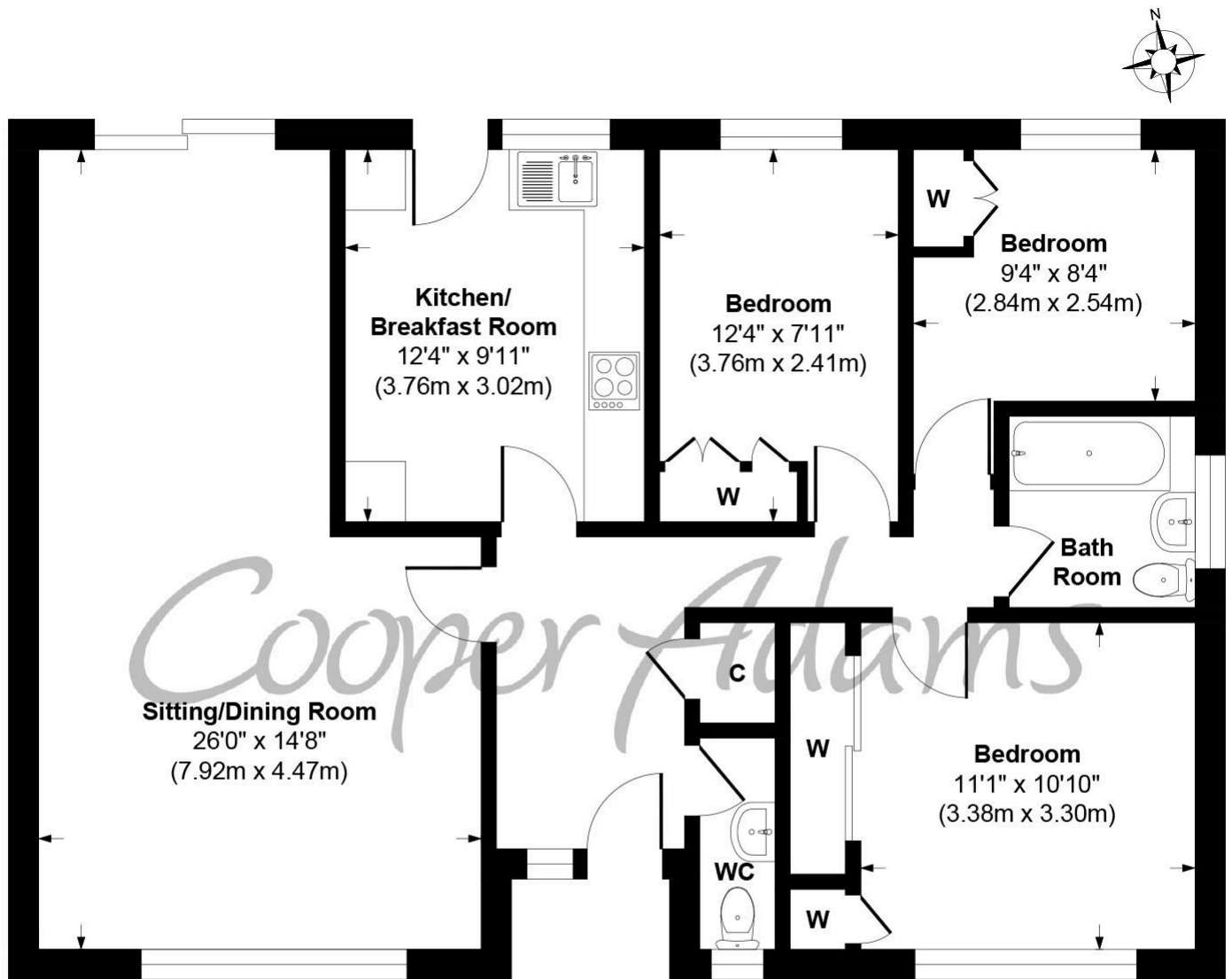
Step into the exciting potential of this well-proportioned single-storey home, set on an impressive 0.13 acre plot and offering approximately 943 sq ft of versatile accommodation. Now requiring modernisation, the property presents an excellent opportunity to create a bespoke home tailored to individual taste. The accommodation centres around a generous sitting/dining room ideal for both relaxing and entertaining, complemented by a separate kitchen/breakfast room with ample space for everyday dining. There are three bedrooms, including two well-proportioned doubles and a further bedroom suitable for guests, a home office or family use, along with a family bathroom and useful storage. Externally, the property benefits from a detached garage and a paved driveway providing parking for several vehicles, all set within a generous plot offering scope for landscaping or extension (subject to consent). Offered with no forward chain, this is a fantastic opportunity to secure a home with significant potential in a desirable setting.



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.



*Cooper Adams*



Approximate Floor Area  
992 sq. ft  
(92.15 sq. m)

**St. Marys Drive, East Preston, West Sussex, BN16 1JB**

**Approx. Gross Internal Floor Area 992 sq. ft / 92.15 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Cooper Adams



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)