



SOUTH SEA COTTAGE

THE STREET | EAST PRESTON | BN16 1JJ

SW

Sims Williams

SOUTH SEA COTTAGE

THE STREET, EAST PRESTON, BN16 1JJ

£825,000 FREEHOLD

- Period Property
- Fitted Kitchen/Breakfast Room
- Sitting Room with Open Fireplace
- Master Bedroom with Ensuite
- Further 3 Bedrooms/Study
- Short Walk to The Beach
- Garden Studio
- Private Mature Front & Rear Garden
- Double Garage & Driveway Parking

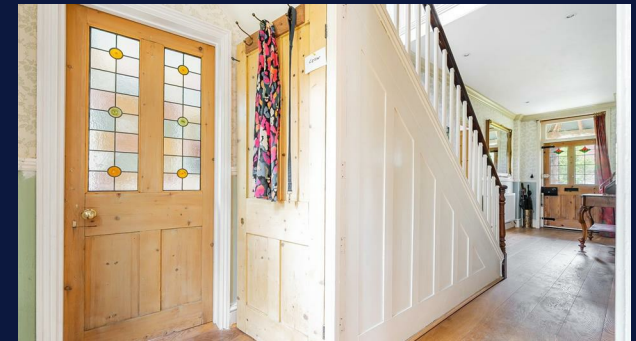
An well presented attached period house, circa 1867, and was the original post office for the village. Situated only a short walk away from local amenities in the very heart of East Preston Village. The property offers versatile accommodation and has been sympathetically modernised throughout retaining many original features.

Once inside, the ground floor comprises a spacious entrance hall, this leads into the sitting room/dining room with open fire place and French doors which open directly out to the garden terrace. There is a further reception room and conservatory with views out onto the front garden.

The kitchen is fitted with a range of cream fronted eye and base level units which has integrated appliances including fridge/freezer, dual ovens, induction hob and dishwasher. Adjacent to the kitchen there is a utility room with a fully fitted shower room. There is a small cellar ideal for the wine enthusiast.

On the first floor there is the master bedroom benefitting from ensuite bathroom and views over the front garden. There are a further 3 bedrooms and family bathroom with bath, wash basin and WC.

Outside is a fabulous enclosed garden with mature shrubbery and trees creating generous amounts of privacy. There is a gated entrance opening onto a large driveway with parking for up to 6 cars and a detached double garage.



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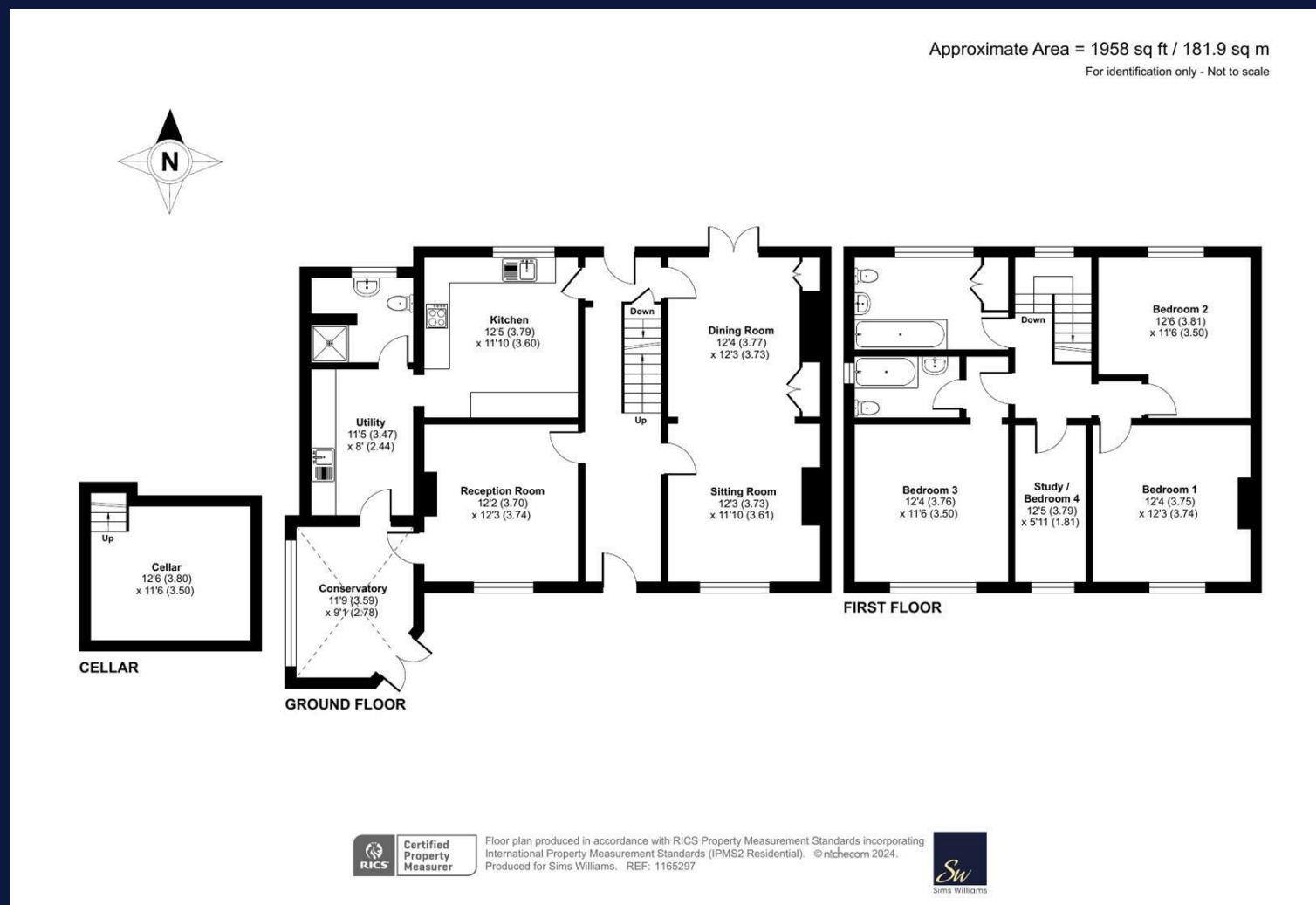
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EPC Band - Current - E Potential - C

Council Tax Band F

Upon leaving Arundel head onto the A27 towards East Preston on North Lane, taking a right hand turn onto The Street where the property can be found on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8a High Street
Arundel, BN18 9AB

01903 885678
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