



The Street, East Preston, BN16 1HT

Guide Price **£750,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 4

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Substantial chalet-style home in the highly sought-after village of East Preston.
- Flexible and well-balanced accommodation, ideal for modern families or multi-generational living.
- Spacious living room flowing into a bright sunroom with views of the mature rear garden.
- Generous reception rooms forming the heart of the home.
- Kitchen Diner on to garden
- Two impressive first-floor bedrooms, both with en suite facilities.
- Mature, private rear garden perfect for outdoor entertaining and relaxation.
- Extensive off-road parking and a detached garage for storage or workshop use.
- Walking distance to local shops, cafés, restaurants, and the mainline railway station.
- Excellent transport links via the A259 and A27, with easy access to Worthing, Littlehampton, Brighton, and Chichester.



Substantial Chalet-Style Family Home in Sought-After East Preston Village – Flexible Accommodation, Private Garden, Detached Garage & Excellent Parking



Occupying a highly convenient position along The Street in the sought-after village of East Preston, this substantial chalet-style home offers beautifully balanced and exceptionally flexible accommodation, perfectly suited to modern family living or multi-generational use. The ground floor is thoughtfully arranged, featuring a spacious living room that flows effortlessly into a light-filled sunroom overlooking the garden, alongside a generous kitchen/dining room forming the true heart of the home. A selection of additional ground floor rooms provide outstanding versatility, easily utilised as further bedrooms, reception spaces or a home office, allowing the layout to adapt seamlessly to individual requirements. To the first floor, two impressive bedrooms both benefit from en suite facilities, creating an ideal space for guests or independent living.

The property is equally impressive externally, enjoying a mature and well-established rear garden that offers a high degree of privacy and a delightful setting for outdoor entertaining and relaxation. To the front, extensive off-road parking caters comfortably for multiple vehicles, complemented by a detached garage, ideal for additional storage or workshop use.

East Preston is a highly regarded coastal village, known for its welcoming community, attractive seafront and range of independent shops, cafés and restaurants. Nearby Rustington further enhances the lifestyle on offer, providing a comprehensive selection of high street amenities, supermarkets and leisure facilities. The surrounding area is perfect for enjoying coastal walks and green open spaces, combining village charm with everyday convenience.

For commuters, the property is exceptionally well positioned, with a mainline railway station within a short walk (under 10 minutes), offering regular services along the south coast and direct links to London. Excellent road connections via the A259 and A27 provide easy access to Worthing, Littlehampton, Brighton and Chichester, making this an ideal location for those seeking both connectivity and a relaxed coastal lifestyle.





Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.