



Total Area: 777 ft² ... 72.2 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 Jtm 2023.

30 Russells Close, East Preston
West Sussex, BN16 1BT
£380,000 - Freehold

Glyn-Jones



A well-presented, semi-detached bungalow, boasting the notable feature of a well-maintained south facing garden.

In brief, the accommodation comprises of a spacious lounge/diner with adjoining conservatory, modern fully tiled kitchen, two double bedrooms with built in wardrobes and a modern bathroom/WC, with separate shower cubicle.

The property is presented in good condition throughout and further benefits from gas central heating and double-glazed windows.

To the rear, there is a beautifully maintained south facing garden which is mainly laid to lawn with a path to one side and a paved patio adjacent to the property. There are also various shrub borders, a small greenhouse and a metal storage shed. To the front, there is a block paved drive leading up to a large single garage.

Council Tax Band - C
 Energy Efficiency Rating – D

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.



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30 Russells Close, East Preston, West Sussex, BN16 1BT
£380,000 (Freehold)



Located in a popular 'no through' road close to the heart of East Preston village and within easy access to major trunk roads to the ever-popular Worthing and Chichester shopping locations.

East Preston is a charming seaside village with a strong community spirit coupled with friendly shops and post office. Public transport links are also conveniently close by, with the number '11' bus route passing through the village, as well as Angmering mainline railway station located within 1-mile affording a service to London Victoria.



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