



Brou Close, East Preston, West Sussex, BN16

Guide Price **£550,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Chain Free. Attractive three-bedroom detached chalet-style home
- Freshly decorated throughout in a tasteful neutral palette
- Flexible accommodation with a ground-floor double bedroom
- Spacious south facing lounge flowing through to a separate dining room
- Well-appointed kitchen with ample storage and workspace
- South-facing rear garden offering privacy and all-day sunshine
- Garage and private driveway providing off-road parking
- Potential to enhance or reconfigure, subject to any necessary consents
- Ideally positioned within walking distance of East Preston village centre
- Moments from the beach, cafés, pubs, restaurants and excellent transport links including Angmering station with direct London services



Offering over 1,500 sq. ft. including the garage and available CHAIN FREE, this beautifully maintained detached chalet-style home enjoys a sunny south-facing garden, flexible living space and a highly desirable location just moments from East Preston's shops, cafés, pubs, restaurants and beach.



Jacobs Steel East Preston are delighted to offer for sale this attractive and deceptively spacious three-bedroom detached chalet-style home, occupying a well-proportioned south-facing plot in one of the village's most desirable residential locations. Offering over 1,500 sq. ft. of accommodation including the garage, the property provides a wonderfully flexible layout ideally suited to a variety of buyers, with the added benefit of a ground-floor double bedroom and bathroom. Freshly decorated throughout in a tasteful neutral palette, the property offers bright, welcoming interiors ready to be enjoyed from day one. Outside, there is private driveway parking, a garage and further potential to enhance or reconfigure the property, subject to any necessary consents. Perfectly positioned within walking distance of both the beach and East Preston's thriving village centre, with its excellent selection of shops, cafés, pubs and restaurants, the property combines spacious accommodation with the relaxed coastal lifestyle for which this highly regarded village is so well known.

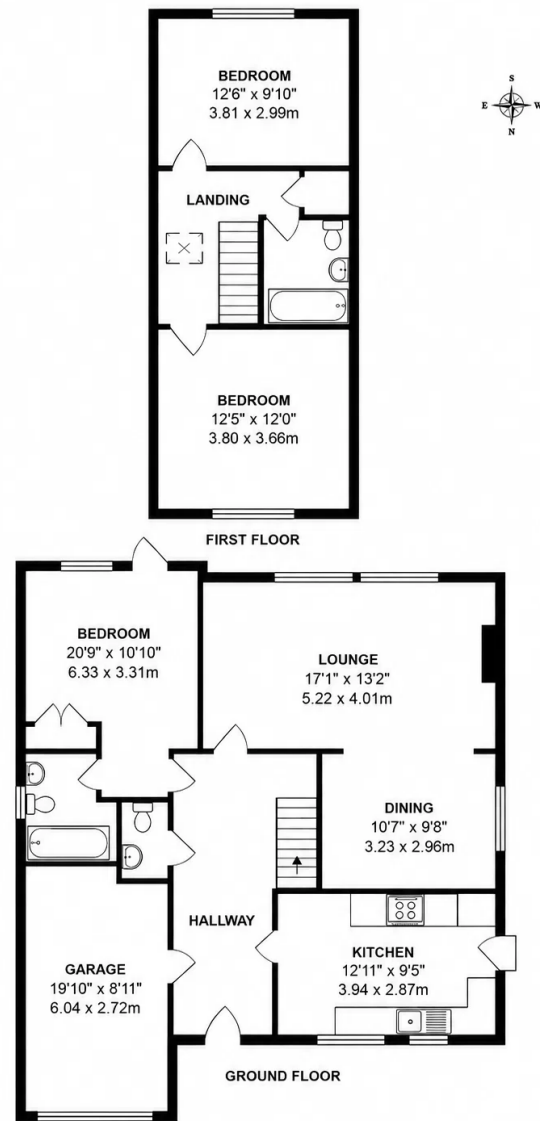
The welcoming hallway sits at the heart of the home and provides access to the principal ground-floor accommodation. The spacious lounge enjoys an attractive outlook over the rear garden and flows seamlessly into the adjoining dining room, creating an excellent environment for both everyday living and entertaining. The kitchen is well-appointed with ample storage and preparation space and benefits from direct side access. There is scope to open the kitchen through to the dining room. A particular feature of the property is the generous ground-floor double bedroom, offering versatility as a principal bedroom suite, guest accommodation or additional reception space, served by a nearby bathroom and separate cloakroom.

To the first floor are two further well-proportioned double bedrooms, both enjoying excellent natural light and served by a family bathroom accessed from the landing.

Externally, the property enjoys a delightful south-facing rear garden, providing an excellent degree of privacy and a wonderful setting for outdoor dining, relaxation and gardening alike. The garden is predominantly laid to lawn with mature planting including specimen trees creating a pleasant backdrop, whilst the attached garage and private driveway provide practical storage and parking solutions.

The property is enviably positioned within one of East Preston's most sought-after residential locations, just a short stroll from both the beach and the heart of the village. East Preston offers an excellent selection of independent shops, cafés, pubs and restaurants, creating a wonderful sense of community and providing everything needed for day-to-day living. The nearby seafront and Greensward offer beautiful coastal walks, whilst Angmering mainline railway station provides direct services to London Victoria and London Bridge. The A259 and A27 are also easily accessible, connecting Worthing, Brighton, Arundel, Chichester and the wider South Coast, making this an ideal location for both commuters and those seeking a relaxed coastal lifestyle.



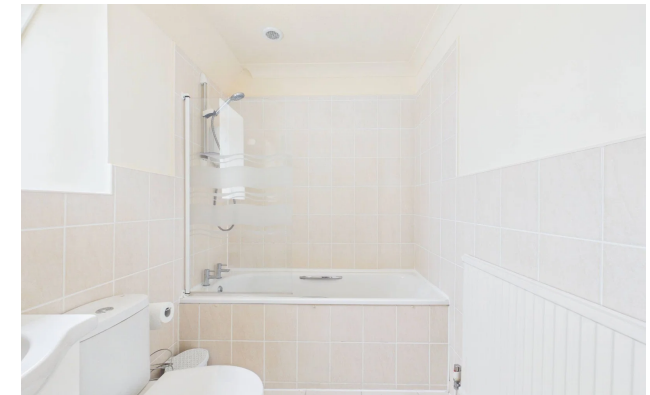


Total Area: 1517 ft² ... 140.9 m² (Includes Garage)

All measurements are approximate and for illustrative purposes only.
This floor plan is not to scale and should be used as a general guide.

Jacobs Steel 2026

Whilst we endeavour to make out properties 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	