



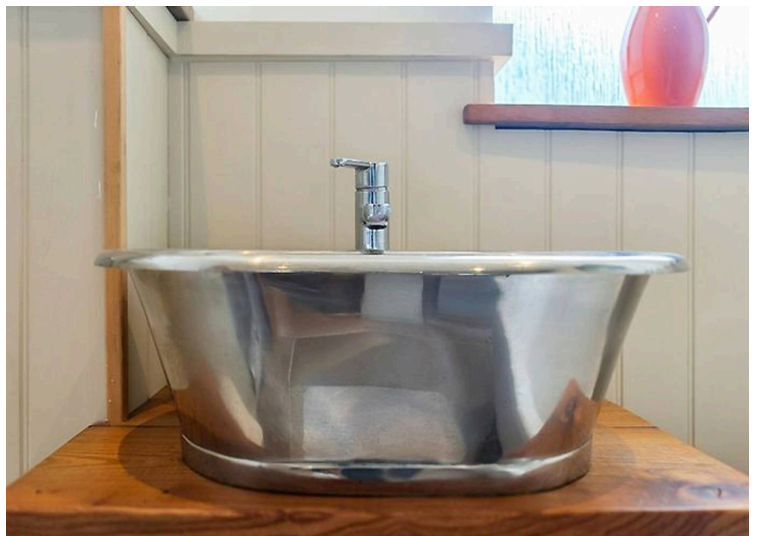
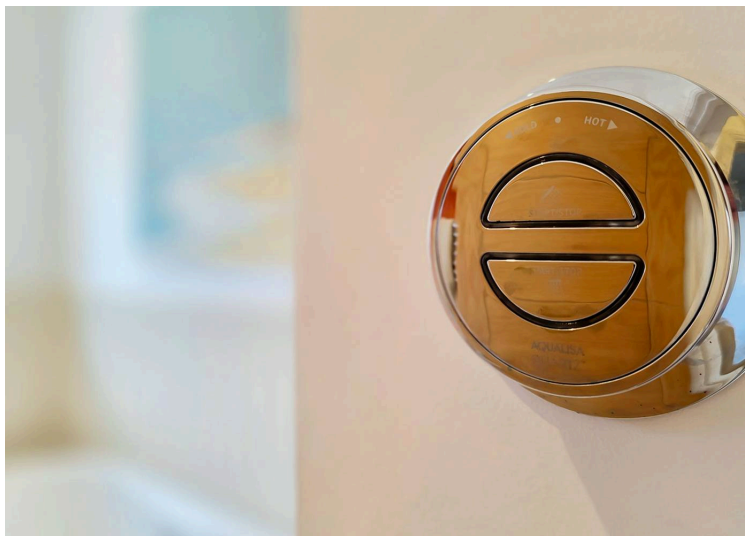
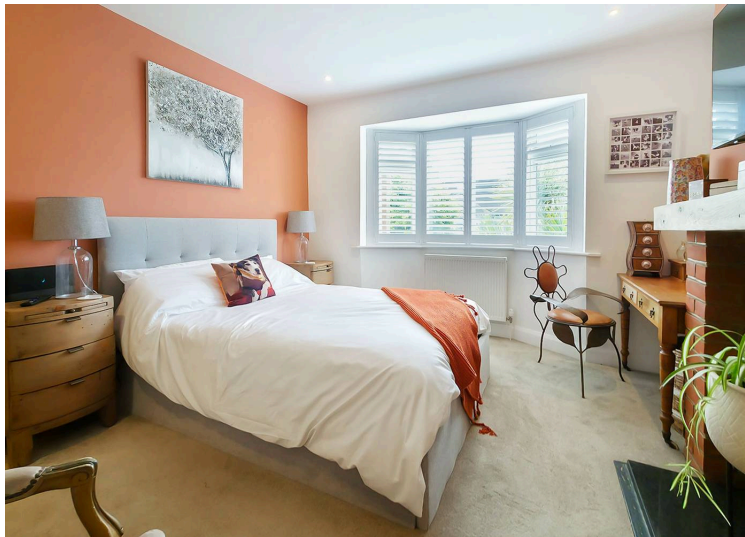
## 21 Warren Crescent, East Preston – BN16 1BH

£400,000 Freehold

Beautifully renovated and extended semi-detached bungalow in the heart of East Preston • Stunning open-plan kitchen/living space designed for modern day living and entertaining • Two double bedrooms with bay windows and fitted wooden shutters throughout • Principal bedroom featuring a characterful herringbone brick fireplace and walk-in wardrobe • Landscaped coastal-inspired rear garden with garden cabin, garage and ample off-road parking • Further potential to convert the loft space into additional accommodation (STPP)



This beautifully extended semi-detached bungalow on Warren Crescent offers the ideal blend of character, style and modern open-plan living, perfectly suited to the way so many buyers want to live today. Having undergone an extensive renovation by the current owners, the property has been thoughtfully redesigned throughout, creating a home that feels both stylish and practical from the moment you step inside. The heart of the home is undoubtedly the stunning open-plan kitchen/living space positioned at the rear of the property. Designed for modern living and entertaining, this impressive room enjoys a wonderful connection to the garden while offering clearly defined areas for cooking, dining and relaxing. The kitchen itself is complemented by a separate utility room, providing additional storage along with plumbing and space for white goods, helping to keep the main living areas beautifully streamlined. To the front of the property are two generous double bedrooms, both featuring attractive bay windows fitted with bespoke wooden shutters that enhance the home's elegant feel. The principal bedroom is particularly impressive, benefitting from a striking herringbone brick fireplace which adds warmth and character, alongside the convenience of a walk-in wardrobe. The beautifully finished family bathroom continues the home's high-quality design theme, featuring both a freestanding bath and separate shower with modern digital controls, allowing the bath or shower to be operated at the touch of a button. Throughout the property, carefully chosen finishes such as wood panelling, stylish steel detailing and thoughtful design touches combine to create a cohesive and luxurious feel. A separate dining room or office space provides further flexibility depending on a buyer's needs, while also offering potential space for a staircase should someone wish to explore a loft conversion in the future, subject to the necessary planning permissions. Outside, the landscaped rear garden has been designed with a coastal-inspired theme, creating a low-maintenance yet beautifully established outdoor space filled with mature planting, shrubs and seasonal colour. The garden also benefits from a superb cabin, ideal as a home office, studio or entertaining space, alongside a garage and ample off-road parking to the front of the property.





**Lounge / Kitchen**

24' 4" x 14' 9" (7.42m x 4.49m)

**Study / Dining Area**

13' 5" x 7' 10" (4.10m x 2.38m)

**Utility Room**

8' 11" x 7' 6" (2.72m x 2.28m)

**Bedroom 1**

12' 11" x 11' 5" (3.93m x 3.48m)

**Bedroom 2**

11' 1" x 8' 10" (3.37m x 2.70m)

**Bathroom**

8' 3" x 6' 6" (2.52m x 1.98m)

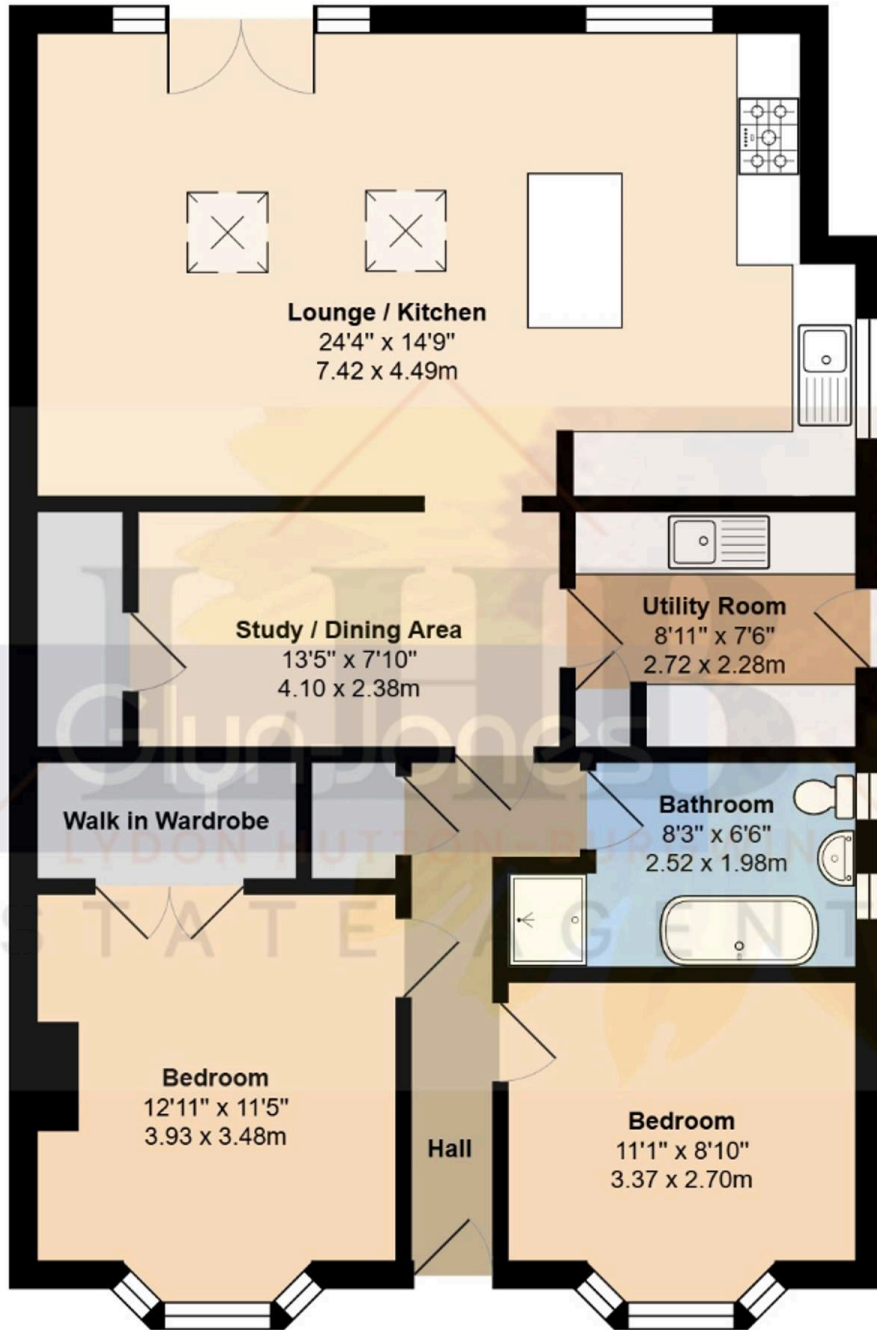
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







**Total Approx. Floor Area 1022 ft<sup>2</sup> ... 94.9 m<sup>2</sup>**

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 any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Prepared by 1st Image 2026

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