



En Passant, Kingston Lane, East Preston BN16 1RP  
**£685,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **Large Secluded Plot**
- **3 Bedrooms**
- **Lounge & Dining Room**
- **Scope to Extend (STUPC)**
- **Viewing Recommended**
- **Long Private Drive & Garage**
- **Council Tax Band 'F'**
- **EPC Rating: - 'D'**

A detached bungalow which is very pleasantly set within a secluded large plot with gardens to all sides and approached from Kingston Lane via a long private drive.

In brief the accommodation comprises: - entrance hall, two inner halls, double aspect lounge, dining room, modern kitchen, conservatory, three bedrooms and a bath/shower room/WC. Outside there are several different garden areas that surround the property along with the long private drive and garage.

There is also scope to extend the property and there are plans available for two further bedrooms and a bathroom in the roof space along with expired planning permission.

The property is situated just off Kingston Lane in East Preston where local shops are available.

We would strongly recommend viewing this property to fully appreciate the location, accommodation and outside space that this delightful bungalow enjoys.





## ENTRANCE HALL

## TWO INNER HALLS

## LOUNGE

15' 6" x 14' 10" (4.72m x 4.52m)

## DINING ROOM

14' x 8' 3" (4.27m x 2.51m)

## KITCHEN

17' 2" x 8' 8" (5.23m x 2.64m)  
average measurement

## CONSERVATORY

19' x 7' 1" (5.79m x 2.16m)

## BEDROOM 1

16' 3" x 9' 5" (4.95m x 2.87m)

## BEDROOM 2

12' 2" x 11' 5" (3.71m x 3.48m)

## BEDROOM 3

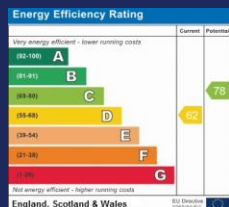
12' 2" x 8' (3.71m x 2.44m)

## BATH/SHOWER ROOM/WC

## LONG PRIVATE DRIVE TO GARAGE

## PARKING FOR SEVERAL VEHICLES

## EXTENSIVE GARDENS SURROUND THE PROPERTY



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