



Total Area: 887 ft² ... 82.4 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 1st Image 2026

Council Tax Band: D

Energy Efficiency Rating: *TBC*

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.



Rustington Office
01903 770095
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**25 Hillview Crescent, East Preston,
West Sussex, BN16 1RG
£350,000 (Freehold)**



Introducing this bright and spacious semi-detached bungalow to the market, offering great scope for modernisation and improvement.

Briefly described, the room configuration comprises; two double bedrooms, both with built-in storage; southerly facing lounge with semi bay window and feature fireplace; kitchen/breakfast room; conservatory; and an updated shower room/WC.

Outside, there is an attractive split-level rear garden incorporating well-stocked borders/beds with a variety of plants and bushes, as well as a detached garage. Furthermore, the front garden is partially enclosed front garden and bordered by a driveway that extends to the side of the property leading to the aforementioned garage.

Additional benefits include; gas central heating; double glazing; a central hallway; and generous part boarded loft space.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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25 Hillview Crescent, East Preston, West Sussex BN16 1RG
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Situated within a popular residential location approximately 0.25-mile from East Preston's village centre boasting a small shopping parade and library, along with an infant and junior school. There is also a further assortment of shops, cafes, public houses, and restaurants to the south of the village centre on the approach to East Preston's picturesque seafront/greensward.

Public transports links are also conveniently close by, with bus stops located along nearby North Lane, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, situated within approximately 1.5-mile.



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