



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 2025

Property Information

Tenure – Freehold.

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: D65

Council Tax Band: D



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
rustington@glyn-jones.com

5 Saxon Close, East Preston, West Sussex, BN16 1DX £425,000 - Freehold

Glyn-Jones



For sale in the ever-popular coastal village of East Preston, this extended detached bungalow offers a rare opportunity for those seeking both comfort and versatility in a cul-de-sac location.

Thoughtfully extended, this spacious home boasts welcoming accommodation, including two generous double bedrooms and a well-appointed shower room/W.C. A bright west-facing lounge offers the perfect spot to unwind, enhanced by a log burner for cosy evenings. At the heart of the home, a stunning triple aspect dining and family room opens directly out to the delightful south-facing garden, seamlessly blending indoor and outdoor living—ideal for entertaining or simply enjoying peaceful surroundings.

The kitchen, complete with a handy side access door, is practical and well-equipped for everyday life. Further conveniences include gas central heating—powered by a brand new boiler installed in January 2025—double glazing and a welcoming entrance porch that opens onto a central hallway.

Externally, parking is available via a private driveway to the front and side, leading to a garage with an electric roller door for ease of access. To the side of the garage is a versatile shed/workshop, benefiting from both power and light for your hobbies or storage needs. The attractively landscaped, triangular-shaped rear garden is a true oasis, with a further shed and a greenhouse at the far end—perfect for keen gardeners. An electric awning extends from the property, offering shade and shelter during warmer months.



Rustington Office
01903 770095
www.glyn-jones.com

5 Saxon Close, East Preston, West Sussex, BN16 1DX
£425,000 - Freehold



“two generous double bedrooms”

Conveniently located approximately one mile from Angmering mainline railway station, with direct routes to London Victoria, and just 1.5 miles from the stunning seafront, this home offers the perfect blend of tranquillity and accessibility.

The property is located on the immediate outskirts of East Preston village, enabling easy access to the A259, as well as the renowned 700-bus route that operates along nearby Old Worthing Road. Furthermore, a useful local convenience store can be found within 0.2 mile, and a larger superstore in approximately 0.5 mile.

With its convenient location and desirable features, this extended detached bungalow is a fantastic opportunity not to be missed. Contact us today to arrange a viewing and experience the charms of this East Preston gem for yourself.

