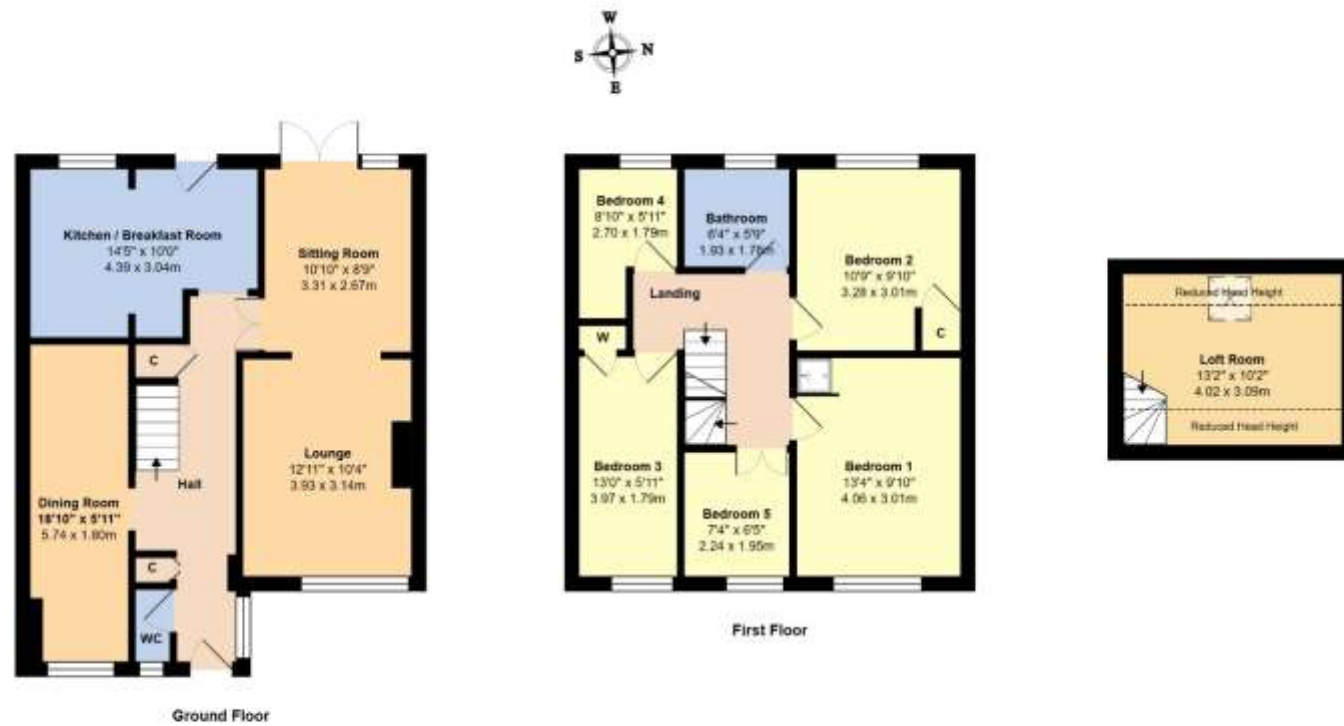


7 Hailsham Close, East Preston
West Sussex BN16 1DW
£385,000 (Freehold)

Glyn-Jones



Total Area: 1306 ft² ... 121.3 m²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 JRS 2024



Pleasantly situated at the end of a small cul-de-sac within a popular residential location is this significantly extended semi-detached house.

The property boasts spacious and versatile accommodation, which is currently arranged with; five first-floor bedrooms; a spacious lounge/dining room; study/ground floor bedroom six; stylish kitchen/breakfast room; family bathroom/WC with white suite; and a ground floor cloakroom.

A particular feature is the attractive and well-enclosed rear garden set on a favourable westerly aspect and offering a wide variety of colourful plants, bushes, and trees. There is also an open-plan front garden of low maintenance design.

Additional attributes include; gas central heating; double glazing; some recently updated carpets; an extensive array of built-in storage; and a carpeted loft space.

The property is located on the immediate outskirts of East Preston village and enables easy access to the A259, as well as to bus routes that operate along nearby Old Worthing Road.

Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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 conducted a detailed survey nor evaluated 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

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Furthermore, a useful local convenience store can be found within 0.2 mile, and a larger superstore in approximately 0.5-mile.

Notably, Angmering mainline railway station, which provides a regular service to London Victoria, via Gatwick, is located within approximately 1-mile.

Centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, East Preston boasts a charming village centre offering an array of useful amenities., as well as a picturesque seafront and greensward. The larger town of Rustington is located within only 2.5-miles and offers a considerable shopping parade with an array of shops and restaurants.



...attractive and well-enclosed rear garden set on a favourable westerly aspect and offering a wide variety of colourful plants, bushes, and trees...

