



Council Tax Band: B
Energy Efficiency Rating: C

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 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

**51 Somerset Road, East Preston,
 West Sussex, BN16 1BY**
£385,000 (Freehold)



Offered for sale boasting a substantial SOUTH FACING GARDEN and a feature kitchen/dining room is this extended end terrace house.

Internally, the accommodation is configured with three first-floor bedrooms, the smaller of which is currently arranged as a study; a dual aspect lounge (presently set out as a bedroom); the aforementioned kitchen/dining room, which incorporates a stylish range of fitted units, roof light windows, and 'French' style doors to the rear garden; and a ground floor bathroom with modern style white suite.

The rear garden is a significant attribute and is mainly laid to lawn, but also includes paved patio areas, soil and bark chipped borders/beds, and two large garden cabins, one of which has been organised as a lounge and additional dining area, the other as a gym.

Further benefits include a partially enclosed front garden intersected by a driveway enabling OFF-ROAD PARKING; gas central heating; double glazing; and a sizeable loft space.

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The property is conveniently located on the immediate outskirts of East Preston village, enabling easy access to the A259 and bus routes that operate along nearby North Lane.

Furthermore, a useful local convenience store can be found within 0.25-mile distance, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located within approximately 1-mile.



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